

| ARCHITECTURAL DRAWING LIST | | |
|----------------------------|------------------------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| A-000 | COVER SHEET | 10/01/21 |
| A-011 | EXISTING CONDITIONS & DEMO PLAN | 10/01/21 |
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| A-021 | GROSS AREA PLANS | 10/01/21 |
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| A-100 | FLOOR PLANS | 10/01/21 |
| A-300 | EAST & SOUTH ELEVATIONS | 10/01/21 |
| A-301 | NORTH & WEST ELEVATIONS | 10/01/21 |
| AV-1 | PERSPECTIVES | 10/01/21 |
| AV-2 | MILTON & MASS AVE CORNER RENDERING | 10/01/21 |
| AV-3 | MASS AVE. RENDERING | 10/01/21 |
| AV-4 | SHADOW STUDY | 10/01/21 |
| AV-5 | SHADOW STUDY | 10/01/21 |
| AV-6 | SHADOW STUDY | 10/01/21 |



PROJECT NAME
2161 MASS AVE RESIDENCES

PROJECT ADDRESS
 2161 MASS AVE
 CAMBRIDGE, MA

CLIENT
NELSON OLIVEIRA

ARCHITECT

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682

CONSULTANTS:

PROJECT: 2161 MASS AVE. RESIDENCES

PROJECT ADDRESS:
 2161 MASSACHUSETTS AVE.
 CAMBRIDGE MASSACHUSETTS

ARCHITECT
 KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

OWNER
 NELSON GROUP COMPANIES
 ADDRESS:
 264 SALEM ST.
 MEDFORD, MA 02155

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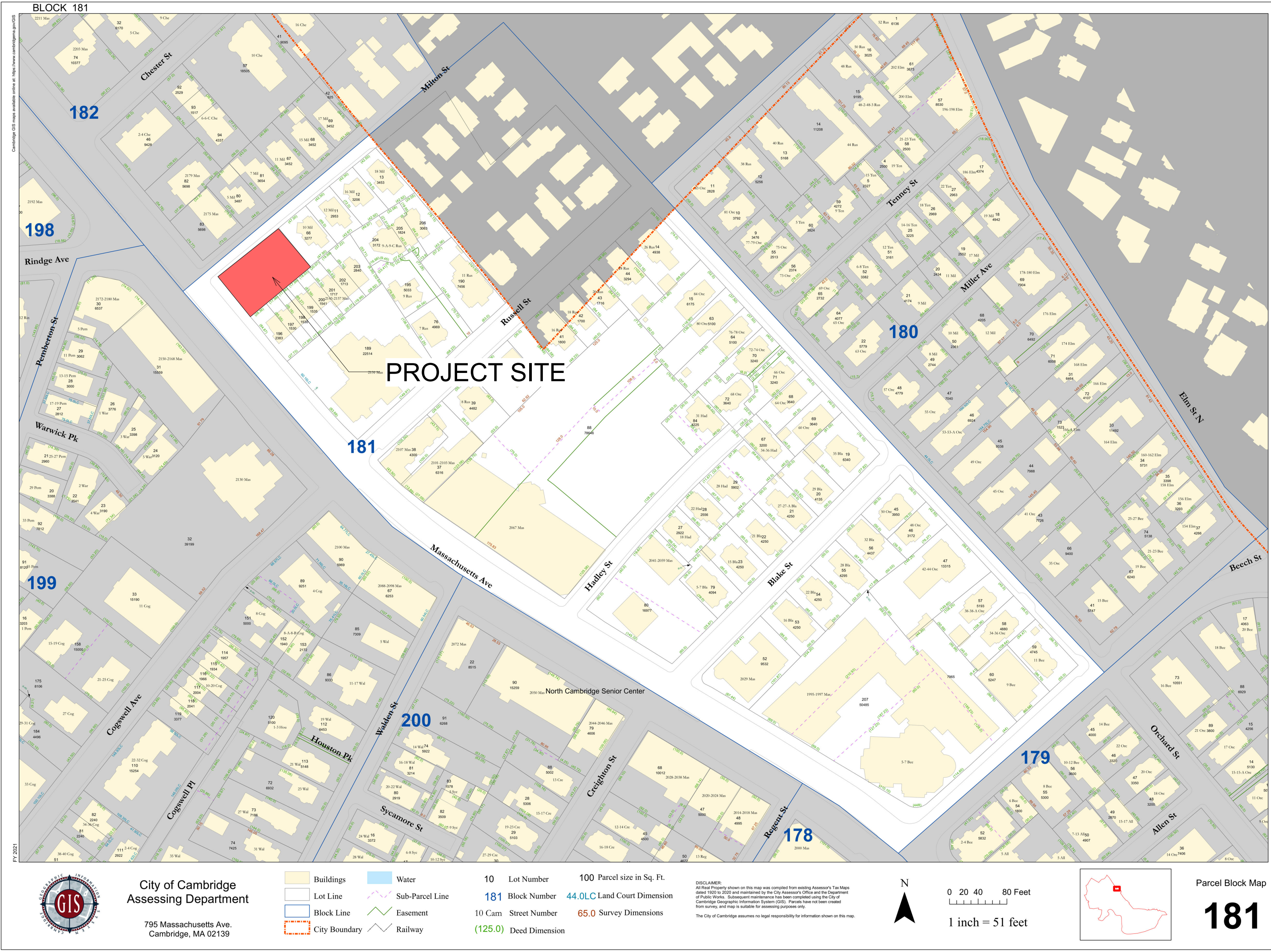
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| Project number | 20089 |
| Date | 11/19/2021 |
| Drawn by | NB |
| Checked by | JSK |
| Scale | 1 1/2" = 1'-0" |

| No. | Description | Date |
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COVER SHEET

A-000

2161 MASS AVE RESIDENCES



SD SET
11/22/2021

PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

MEASURED AND DRAWN BY
NATIONAL FLOOR PLANS

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REGISTRATION



Project number 20089
Date 11/19/2021
Drawn by NB
Checked by JSK
Scale 1/8" = 1'-0"

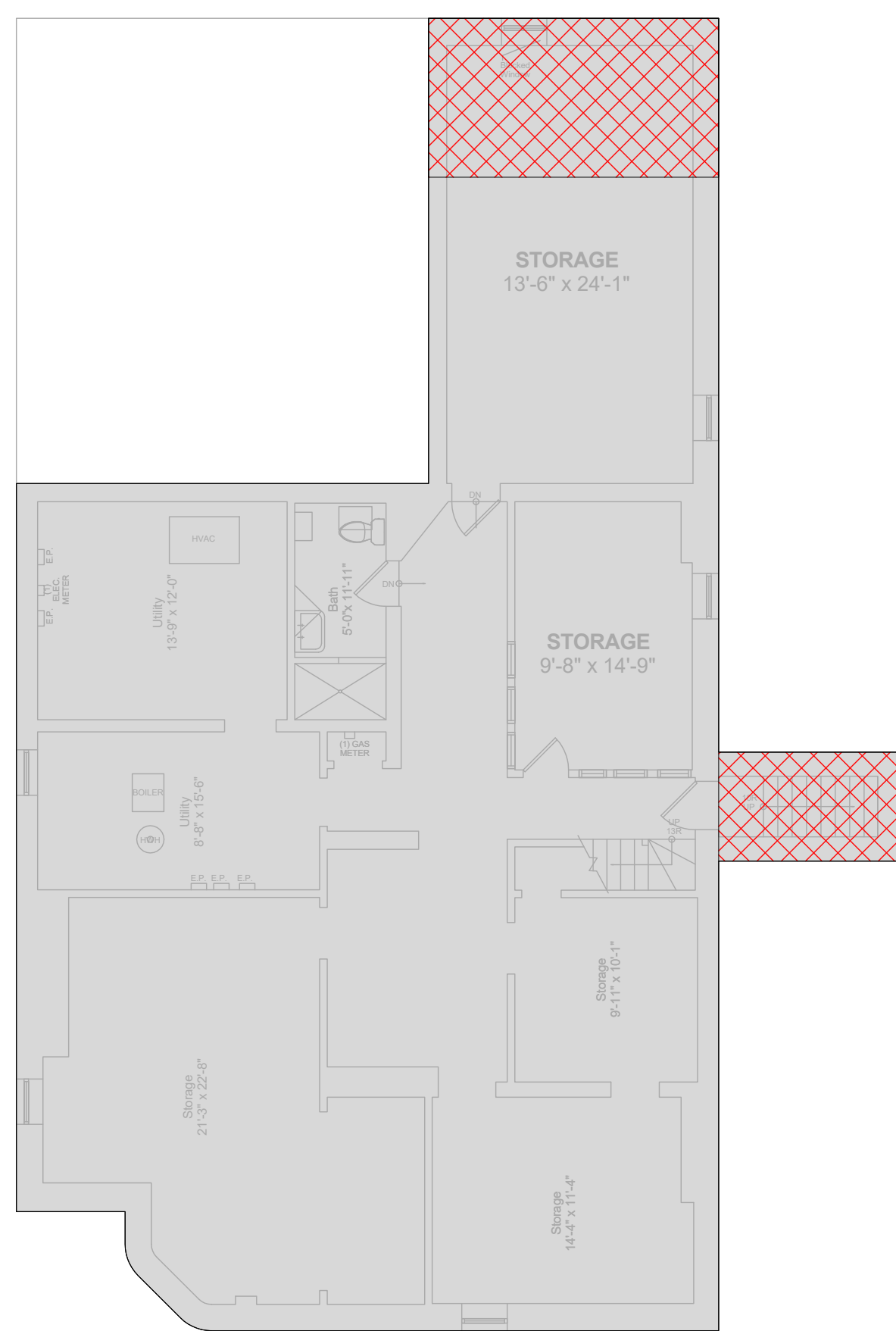
REVISIONS

| No. | Description | Date |
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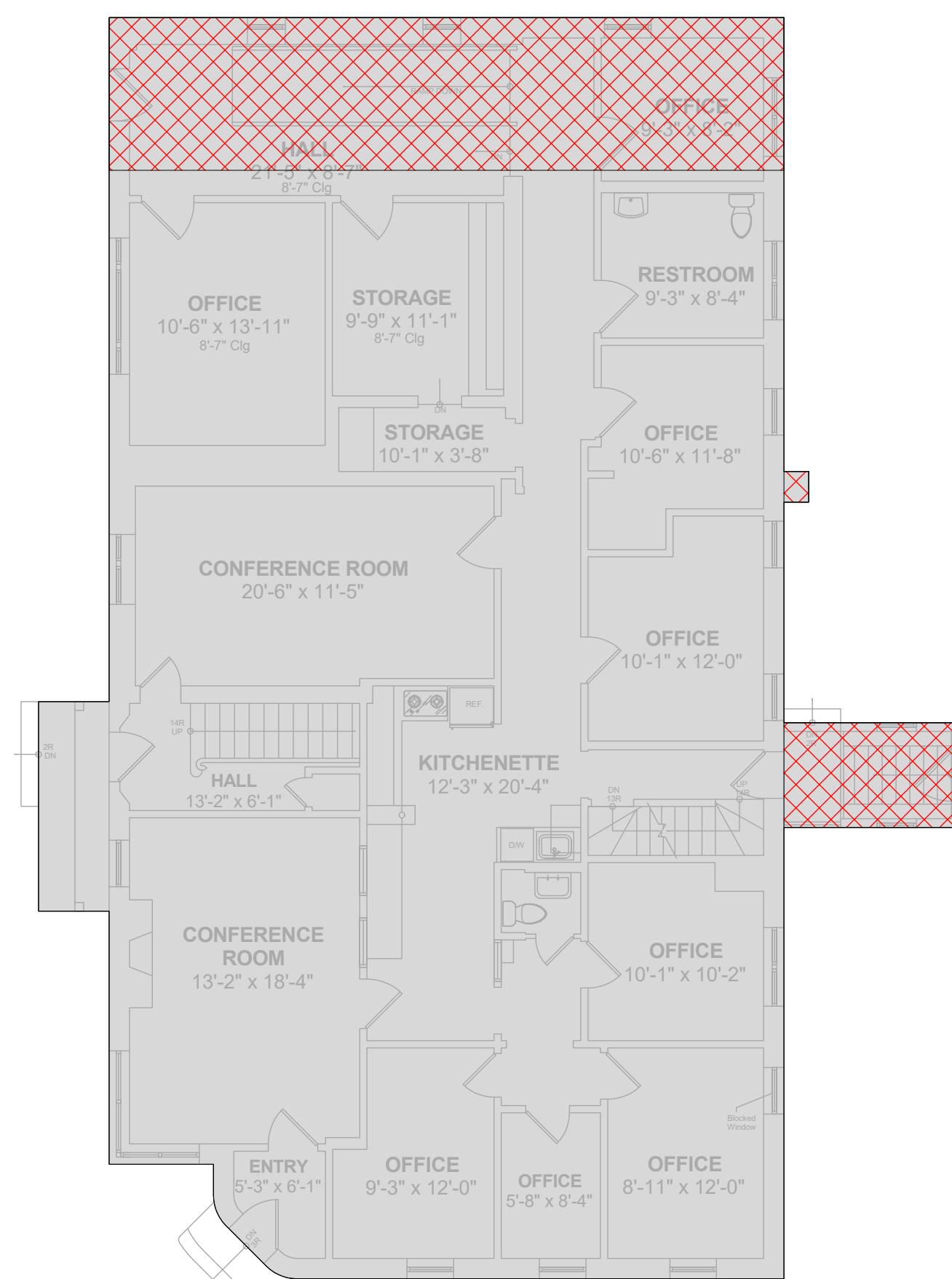
**EXISTING
CONDITIONS &
DEMO PLAN**

A-011

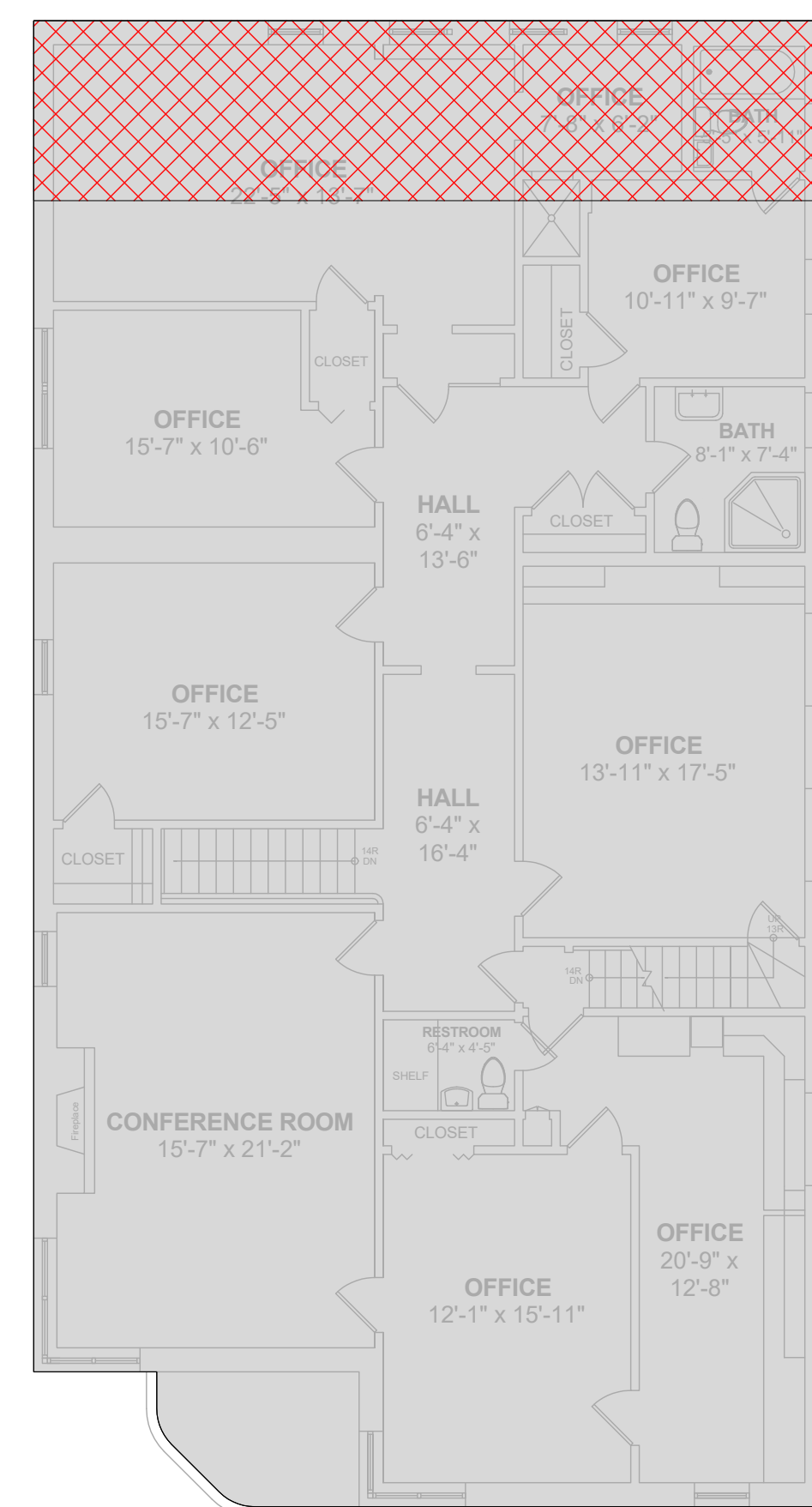
2161 MASS AVE RESIDENCES



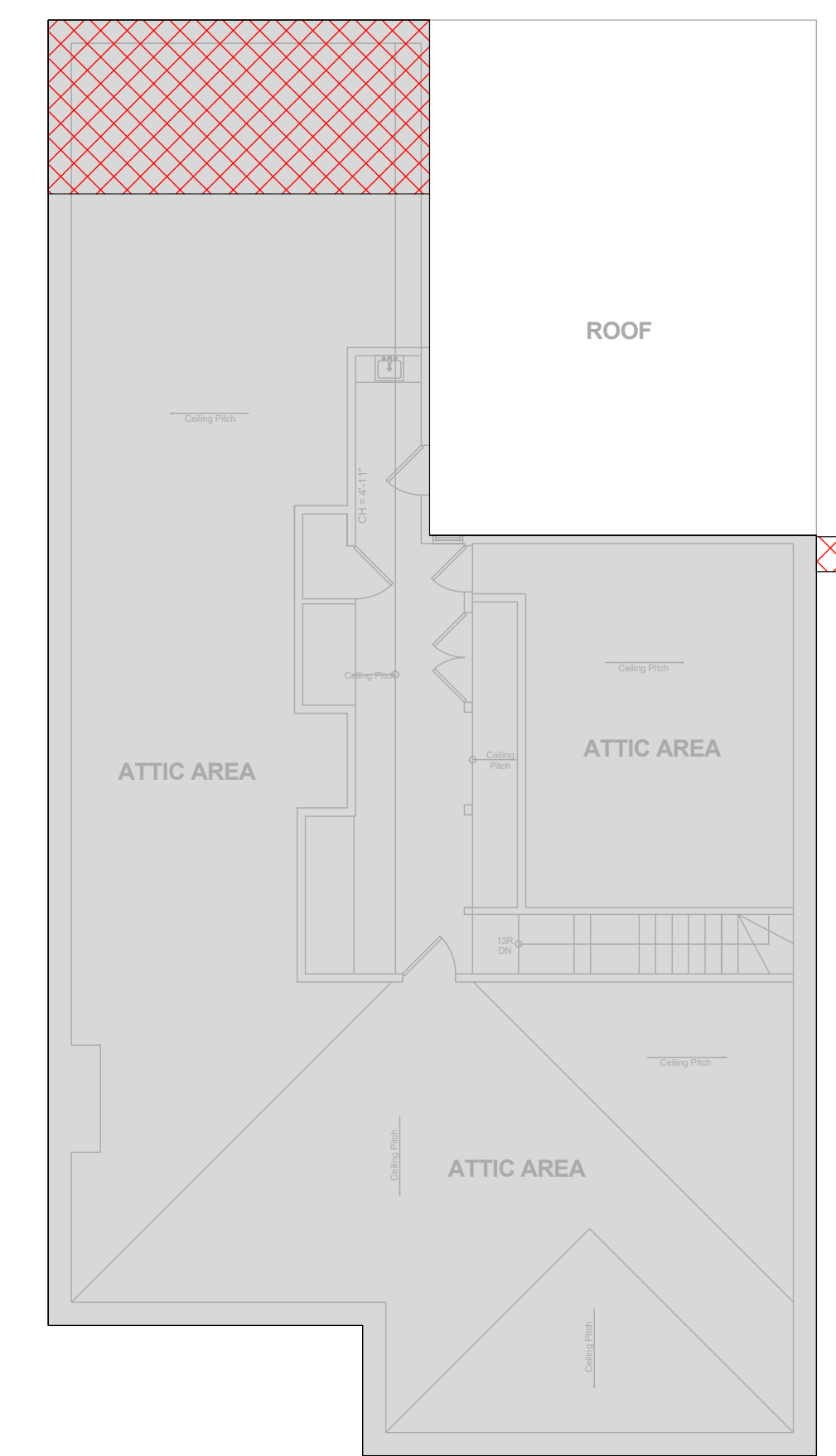
BASEMENT PLAN
Ceiling Height = 7'-7"
AREA 2,226 SF



FIRST FLOOR PLAN
Ceiling Height = 7'-10"
AREA 2,858 SF



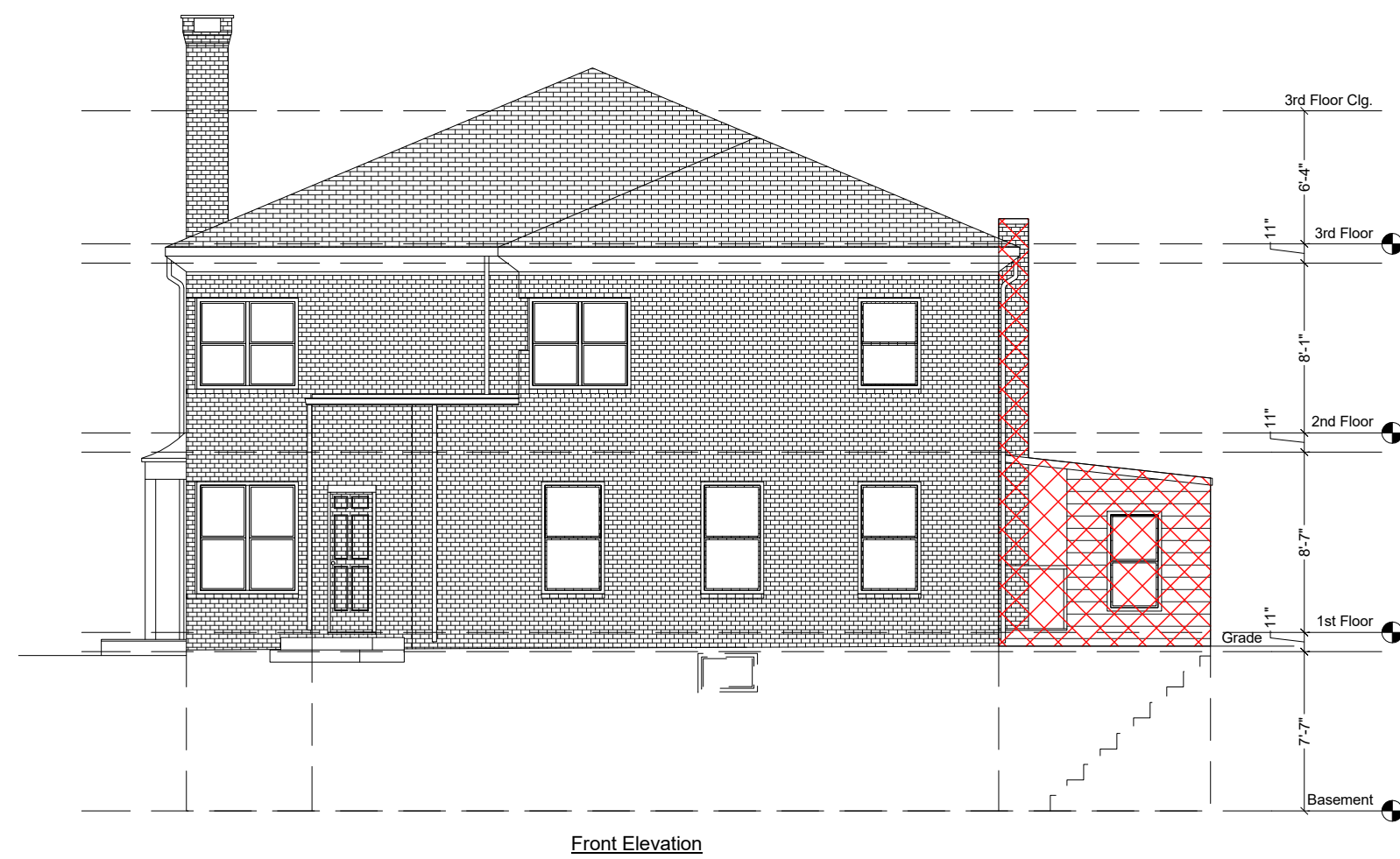
SECOND FLOOR PLAN
Ceiling Height = 8'-1"
AREA 2,749 SF



THIRD FLOOR PLAN
Ceiling Height = 8'-4"
AREA 154 SF

EXISTING GROSS AREA: 10,016 SF
AREA TO DEMOLISH: 1,112 SF
MAX TO DEMOLISH 25% = 2,504 SF
PROPOSED DEMOLITION = 11% (1,112 SF)
THEREFORE COMPLIES

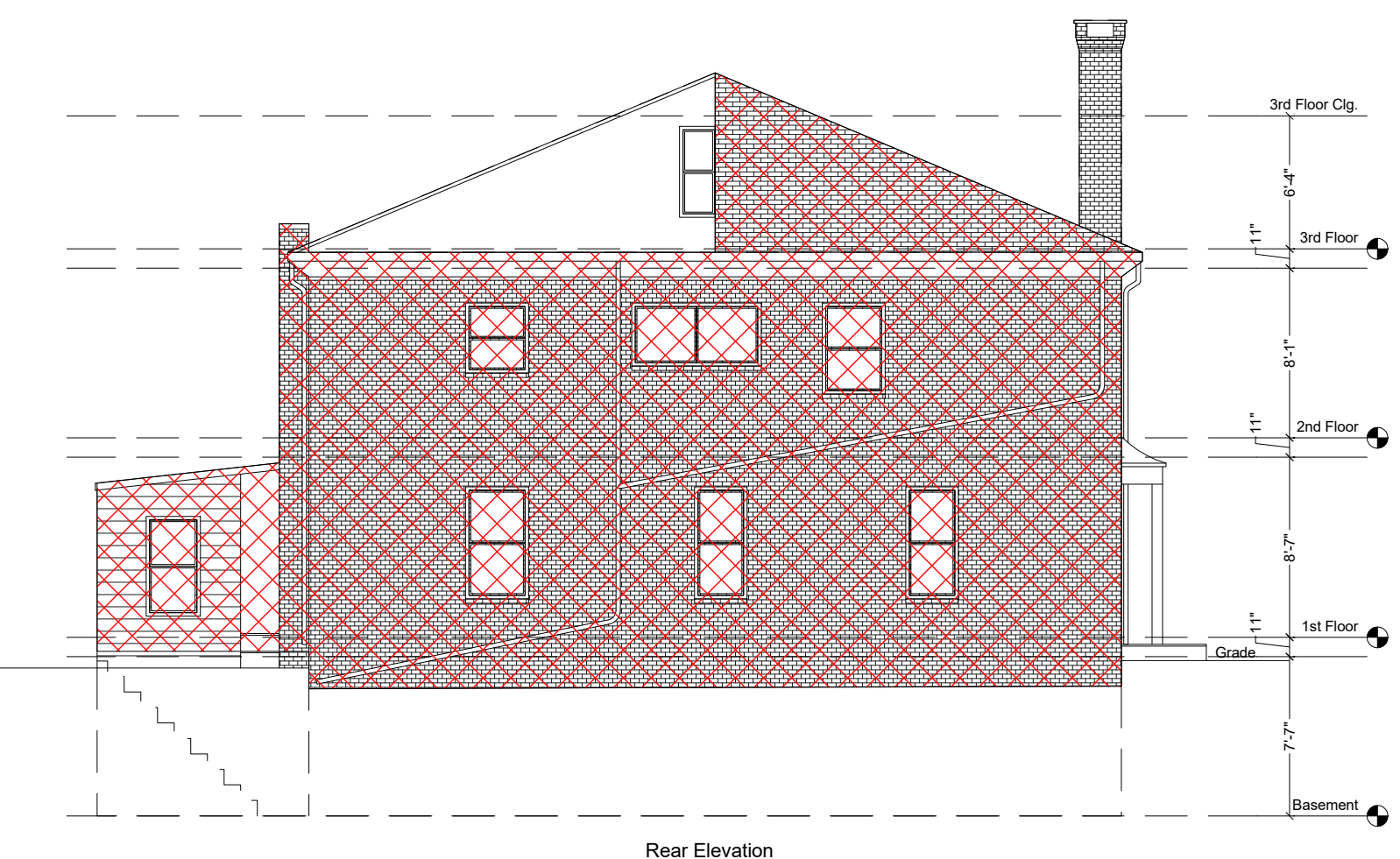
① Existing Plans
1/8" = 1'-0"



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

② Existing Elevations
1/8" = 1'-0"

ZONING CHART

BA-2=6,900
RES-B=613
TOTAL: 7,513

| Lot Contains Identified Historic Structure | | REQUIRED | PROPOSED | REMARKS |
|--|--|---|--|-----------------|
| ZONE : BUS A-2 MASS AVE. OVERLAY DISTRICT | | NONE | NONE | NONE |
| LOT AREA, MIN S.F. | | NONE | NONE | NONE |
| LOT AREA, MIN S.F. / DU | | 600 S.F. / DU 6,900 SF/ 600 SF= 11 DU ALLOWED | 9 DU's | COMPLIES |
| MAX. FAR (See 5.30.11 & 5.30.12 BELOW) | | 1.75 FOR RESIDENTIAL LOT AREA: BA-2, 6,900 SF MAX RESIDENTIAL FAR = 12.075 SF | 9.626 SF | COMPLIES |
| | | 0.65 RES-B LOT AREA: RES-B, 613 SF MAX RESIDENTIAL FAR = 398 SF | 0 SF | |
| MIN. LOT WIDTH | | NONE | NONE | NONE |
| MIN. FRONT YARD | | 5'-0" (FOOTNOTE M) | 5'-0" @ MILTON ST. 5'-0" MASS AVE. | COMPLIES |
| MIN SIDE YARDS | | 10'-0" (FOOTNOTE I) 20'-0" ON RES-B SIDE | LEFT (MILTON ST.): 40'-2" RIGHT (MASS AVE.): 10'-0" | COMPLIES |
| MIN REAR YARD | | 23'-4" (FOOTNOTE J) | N/A (CORNER LOT) | NONE |
| MAX HEIGHT | | 35'-0" (FOOTNOTE K) 60'-0" MASS AVE OVERLAY | 29'-6" | COMPLIES |
| OPEN SPACE (% of lot area) | | BA-2: NONE RES-B: 40% | | |
| MIN RATIO OF PRIVATE OP. SP. TO LOT AREA | | NONE | NONE | NONE |
| VEHICLE-PARKING | | RESIDENTIAL= 1 SPACE/DU (9) | 7 PROVIDED | DOES NOT COMPLY |
| BICYCLE PARKING | | RESIDENTIAL: LONG TERM= 1 SPACE/DU = 9 SHORT TERM= 0.10 SPACE / DU = 1 SPACE | RESIDENTIAL: LONG-TERM: 9 LOCKERS SHORT-TERM: 1 | COMPLIES |

20.110 Additional Standards Applicable in the Business A-2 Districts.

20.110 Additional Standards Applicable in the Business A-2 Districts. Within the portions of the Overlay District having a base Business A-2 zoning district designation (the BA-2 Districts) the regulations set forth above in Subsections 20.103 to 20.109 shall apply except as modified by this Section 20.110. However, the provisions of this Section 20.110 shall not apply in the portion of the BA-2 District north of the centerline of Richard Avenue.

20.110 Purpose and Intent. The purpose of the Massachusetts Avenue Overlay District shall apply equally within the included BA-2 Districts. The intent of the additional standards applicable in the BA-2 Districts is to encourage the retention and expansion of pedestrian-friendly ground floor retail and other active non-residential uses on the ground floors of buildings along the Avenue. Additionally, as sites are redeveloped in the future, new buildings and streetscapes should have a scale, urban design, and mix of uses that strengthens the urban character of the Avenue as the principal commercial corridor serving the North Cambridge, Agassiz and Neighborhood Nine neighborhoods while also respecting the historic characteristics of the Avenue.

20.110.1 Use Regulations. In addition to the requirements set forth in Section 20.106, the following regulations shall apply:

20.110.1.1 Required Ground Floor Non-Residential Uses. The ground floor of any building that fronts directly onto Massachusetts Avenue shall consist of at least one (1) active non-residential use meeting the following requirements:

a. Range of Qualifying Uses. The required ground floor active non-residential uses shall be limited to one or a combination of the following uses, to the extent permitted in the base zoning district:

b. Section 4.34 a (office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.23(g)), b (office of an accountant, attorney, or other non-medical professional person (includes properly licensed massage therapist), c (real estate, insurance or other agency office), d (general office use), e (bank, trust company or similar financial institution (real banking only)).

c. Section 4.35 a (Convenience Store), a-2 (Merchandise Store), a-3 (Grocery Store), c (Personal Services Establishment), f-1 (Restaurant), f-2 (Bar), f-3 (Craft Beverage Establishment), f-4 (Food Stand or Kiosk), f-5 (Food Hall), g (Dance Hall or Nightclub), h (Theater), i-1 (Commercial Recreation Establishment), i-2 (Fitness Center), i (Animal Services Facility), j (Fast Order or Quick-Service Food Establishment), k-1 (Art/Craft Studio), k-2 (Performing Arts Studio), l (Bakery - retail), c (museum), g (public park, playground, or public recreation building), k-2 (museum or non-commercial gallery).

2. Minimum Depth. The required ground floor use shall have a minimum depth of forty (40) feet measured from the Massachusetts Avenue frontage of the building (or the full depth of the building if less than forty (40) feet).

3. Floor Elevation. The floor elevation of the required ground floor uses shall be at the mean grade of the adjacent public sidewalk.

4. Minimum Linear Frontage. The required ground floor non-residential use shall occupy a minimum of 75% of the linear frontage of the building facing Massachusetts Avenue.

5. Individual Store Size.

a. In portions of the included BA-2 Districts north of Porter Square, any separately leased required ground floor non-residential use shall contain no more than 5,000 square feet of Gross Floor Area, which calculation of square footage shall include any floor area located below grade.

b. In portions of the included BA-2 Districts south of Porter Square, any separately leased required ground floor non-residential use shall contain no more than 2,500 square feet of Gross Floor Area, which calculation of square footage shall include any floor area located below grade. However, the Planning Board may grant modifications to such Gross Floor Area limitation, pursuant to Section 20.110.22 below, to accommodate a pre-existing non-residential use of building or for other reasons that are in support of the non-residential use purposes of the Massachusetts Avenue Overlay District.

6. Minimum Ground Floor Height. For any ground floor portion of a building containing a required non-residential use the minimum ground floor height shall be fifteen (15) feet measured in the manner described in Paragraph 20.110.42. If the ground floor height is reduced below fifteen (15) feet by special permit or variance, there shall be a commensurate reduction in the total height of the building.

7. Maximum Bank Frontage. No bank, trust company or similar financial institution may occupy a building frontage of more than twenty-five (25) feet.

20.110.2 Modifications to Standards. As set forth below, the Planning Board may grant a special permit to waive certain requirements of Subsection 20.110.21 above. A project receiving a special permit pursuant to this Subsection 20.110.22 shall be considered to meet the requirements of Subsection 20.110.21 for the purpose of applying the other provisions of this Section 20.110.

1. Modifications to the Dimensional Provisions of Subsection 20.110.21. The Planning Board may approve modifications to the dimensional requirements set forth in Subsection 20.110.21 Paragraphs (3)-(7) upon making a determination that:

(a) the proposed modified dimensions do not substantially derogate from the intent of the requirement to provide for a reasonably continuous active ground floor frontage along the public street and

(b) the overall floor area of required active non-residential ground floor uses is not substantially reduced and

(c) the modifications are the minimum necessary to reasonably accommodate the new construction or use on the lot.

2. Additional Non-Residential Uses Not Otherwise Permitted in Subsection 20.110.21. The Planning Board may approve active non-residential ground floor uses not specifically listed in Subsection 20.110.21 Paragraph (1), to the extent permitted in the base zoning district, making a determination that an alternate ground floor use will provide services or amenities to the general public and will promote an active, pedestrian-friendly street front consistent with the objectives of this Overlay District and the purpose of the standards applicable in the BA-2 Districts.

| ADDITIONAL REQUIREMENTS FOR MASS AVE. OVERLAY DISTRICT | REQUIRED | PROPOSED | REMARKS |
|--|---|---|-----------------|
| REQUIRED GROUND FLOOR NON-RESIDENTIAL USE | YES | YES (OFFICE SPACE) | COMPLIES |
| MIN. NON-RESIDENTIAL USE DEPTH IN FT. | 40'-0" MIN. | 56'-11" | COMPLIES |
| MIN. NON-RESIDENTIAL USE FLOOR ELEVATION | SHOULD BE AT MEAN GRADE OF ADJACENT PUBLIC SIDEWALK | AT MEAN GRADE OF ADJACENT PUBLIC SIDEWALK | COMPLIES |
| MIN. NON-RESIDENTIAL USE LINEAR FRONTAGE | MIN 75% OF LINEAR FRONTAGE FACING MASS AVE. (53'-6" 0.75 = 40'-2" MIN.) | 15'-10" | DOES NOT COMPLY |
| MIN. NON-RESIDENTIAL USE DROUND FLOOR HEIGHT | 15'-0" | 10'-5" | DOES NOT COMPLY |

| GROSS BUILDING - EXISTING | | EXISTING FAR | |
|---------------------------|-----------|--------------|----------|
| NAME | AREA | NAME | AREA |
| BASEMENT | 2,226 SF | BASEMENT | 2,226 SF |
| 1ST FLOOR | 2,857 SF | 1ST FLOOR | 2,857 SF |
| 2ND FLOOR | 2,749 SF | 2ND FLOOR | 2,749 SF |
| ATTIC | 2,184 SF | ATTIC | 154 SF |
| TOTAL: | 10,016 SF | TOTAL: | 7,986 SF |

| GROSS BUILDING - PROPOSED | | UNIT AREAS | |
|---------------------------|---------|---------------------|---------|
| Level | Area | Name | Area |
| 0 BASEMENT | 1420 SF | COMMERCIAL | 1175 SF |
| 1ST FLOOR | 3254 SF | COMMERCIAL BASEMENT | 1159 SF |
| 2ND FLOOR | 3195 SF | UNIT 101 | 792 SF |
| 3RD FLOOR | 1775 SF | UNIT 102 | 835 SF |
| | 9643 SF | UNIT 201 | 780 SF |
| | | UNIT 202 | 678 SF |
| | | UNIT 203 | 673 SF |
| | | UNIT 204 | 763 SF |
| | | UNIT 301 | 575 SF |
| | | UNIT 302 | 681 SF |
| | | UNIT 303 | 383 SF |
| | | | 8495 SF |

BA-2 NOTES:

(1) However, for the side yard of any lot abutting another lot (where that lot does not abut Massachusetts Avenue and where all or a majority of it is located in a residential district) no building shall be set nearer than twenty feet to (1) either the residence/Business A-2 zoning district line where the lot line is located in the BA-2 District or (2) the side lot line itself where that lot line is located in the residence district. Nevertheless, the provisions of the following paragraph shall continue to apply.

(2) If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

(3) Of two-thirds (2/3) of the height of the rear wall whichever is greater; however in the Business C and Business C-1 districts no rear yard shall be required where the rear lot line abuts a lot of all which lies in a business or industrial district.

(4) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back a bulk control plane rising at an angle of forty-five (45) degree from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet. Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line. In addition to the above provisions, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.

(m) On the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

RES-B NOTES:

(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no 5-1/2 building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to the rear lot line most distant from the front lot line.

5.27.1 The total number of dwelling units allowed shall be the sum of the total dwelling units allowed in each district, determined by adding the lot area in each district divided by the minimum lot area per dwelling unit for each district.

Max # dwelling units = Lot area in district 1 / district 1 min. lot area + district 2 min. lot area

5.27.2 The maximum gross floor area shall be the sum of the total allowed gross floor area in two fractional numbers and where the sum of the resulting remainders from both districts equals or exceeds one, an additional unit shall be permitted.

Where the computation of the total number of dwelling units allowed in each district multiplied by the maximum allowed floor area ratio (FAR) for each district. Maximum Gross Floor Area = (Lot area in district 1 x district 1 FAR) + (Lot area in district 2 x district 2 FAR)

20.104.2 Modifications to the Definition of Gross Floor Area. Notwithstanding the definition of Gross Floor Area contained in Article 2.000 - Definitions, the following shall not be included as part of the gross floor area of any building in the Overlay District:

a. Enclosed bays and other small projections from the principal wall plane of a building normally included as gross floor area, provided they are three (3) feet or less in depth and which are covered by the following conditions are met:

1. The maximum width of the projection does not exceed six (6) feet in length.

2. No more than fifty (50) percent of the area of each principal wall plane is covered with such projections.

5.22.1 Private open space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MKD District, and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balconies, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-five (75) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.2 Where nonresidential and residential uses are mixed in a building, the required minimum private open space for residential use shall be calculated in the portion of the lot which the residential floor area in is to the total floor area in the building.

5.22.3 Special Requirements in Residence A-1, A-2, B, C, and C-1-A: At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permissible Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

5.30.11 FAR and Height.

Where two numbers appear in Column (1) - Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number.

5.30.12 Calculation of Permitted Gross Floor Area on a Lot.

Where two numbers regulate the permitted FAR on a lot, the Gross Floor Area of any uses proposed on the lot shall be determined by the following formula:

Gross Floor Area Permitted = (A x FAR1) x Lot Area + (B x FAR2) x Lot Area

Where A equals the percentage of Gross Floor Area in the building to be used for nonresidential uses, and B equals the percentage of Gross Floor Area in the building to be used for residential and dormitory uses, and

Where A + B = 100% (or 1.0) or less, and FAR1 equals permitted FAR for nonresidential uses, and FAR2 equals permitted FAR for residential and dormitory uses.

6.34 Parking Space Allocation. In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provided; however, no more than fifty (50) percent of the required spaces shall be designed for compact cars (as specified in Subsection 6.42). All of off-street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts.

6.47.8 Screening requirements may be waived in the following cases (a) if said parking facility is already effectively screened by an existing building, wall, fence, or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained (b) if said parking facility is already effectively screened by a natural barrier feature, railroad tracks, or change in grade (c) if said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least five (5) feet in width may be used in lieu of screening along the common property line.

Gross Floor Area shall include:

(1)Roofed porches and balconies whether enclosed or unenclosed.

(2)Basement and cellar areas devoted to the operation and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage.

(3)Elevator shafts and stairwells on each floor, not included in (6) below.

(4)Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not included in (5) below.

(5)Interior balconies, mezzanines, and penthouses.

(6)Staircases.

(7)Area of parking facilities in structures except as excluded in (7) below; and

(8)Any necessary parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

(1)Areas used for off street loading purposes.

(2)Area of parking facilities in structures located underground and the area of grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30.

(3)Basement and cellar areas devoted to the operation and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage.

(4)Open and little-work fire escapes.

(5)Roofed porches and balconies no higher than the third floor.

(6)Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chassis for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators.

(7)Elevator shafts and stairwells on any other area which qualifies to be included in gross floor area.

(8)Attic space not otherwise included in (6) above.

(9)Basement and cellar spaces which have seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.

(10)Bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52, whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.

(11)Functional Green Roof Area, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.

(12)Interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and

(13)Space directly beneath overhangs, canopies, awnings, pergolas, awnings, trellises or other sun-shading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.

(14)Public or Bicycle-Sharing Stations.

(15)Any basement or cellar living space in any single-family or two-family home.

(16)Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.

PROJECT NAME
2161 MASS AVE RESIDENCES

PROJECT ADDRESS
2161 MASS AVE CAMBRIDGE, MA

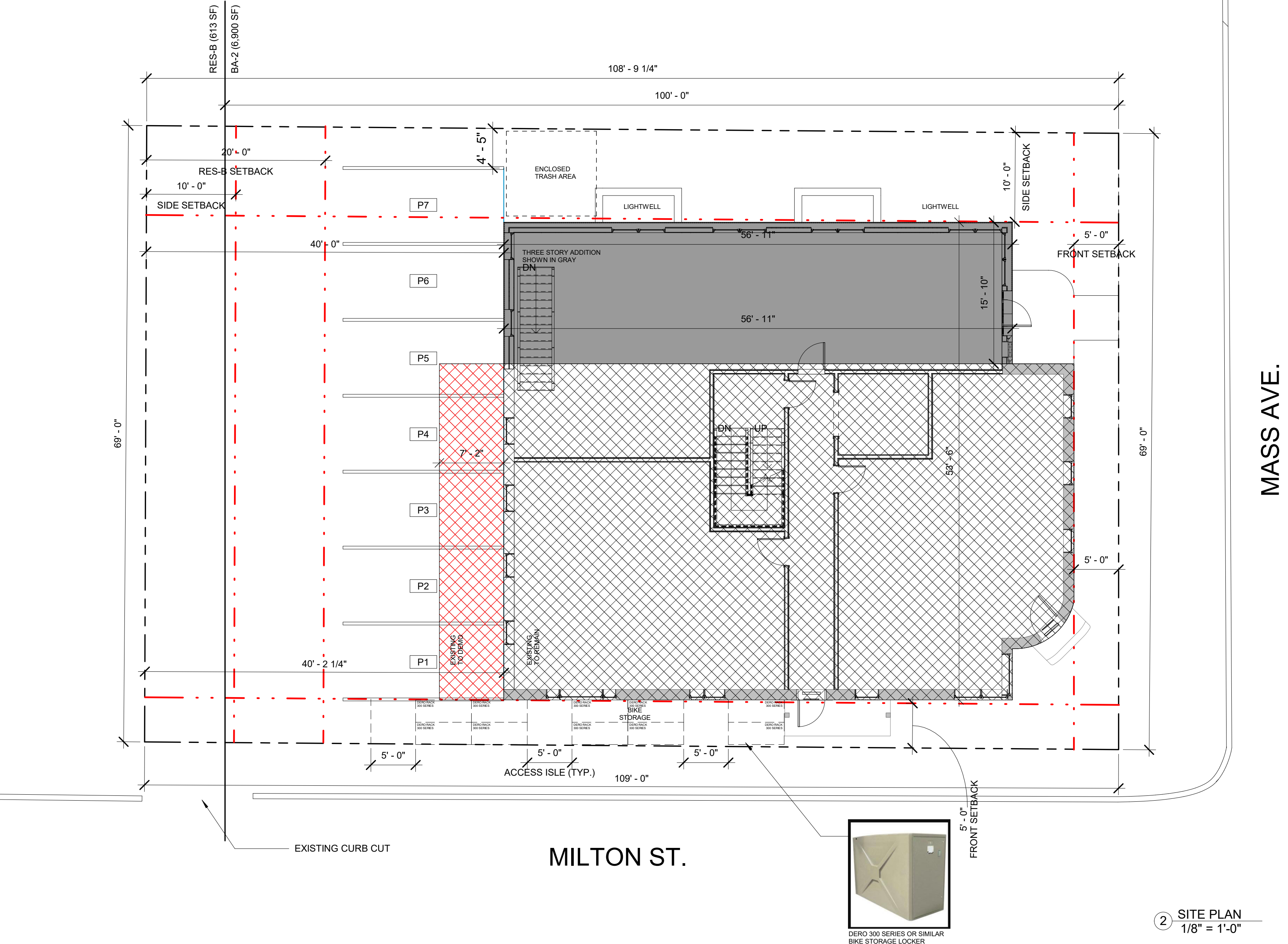
CLIENT
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17 IVALOO STREET SUITE 400
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CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
KHALSA
STATE OF MASSACHUSETTS

Project number 20089
Date 11/19/2021
Drawn by NB
Checked by JSK
Scale As indicated

REVISIONS

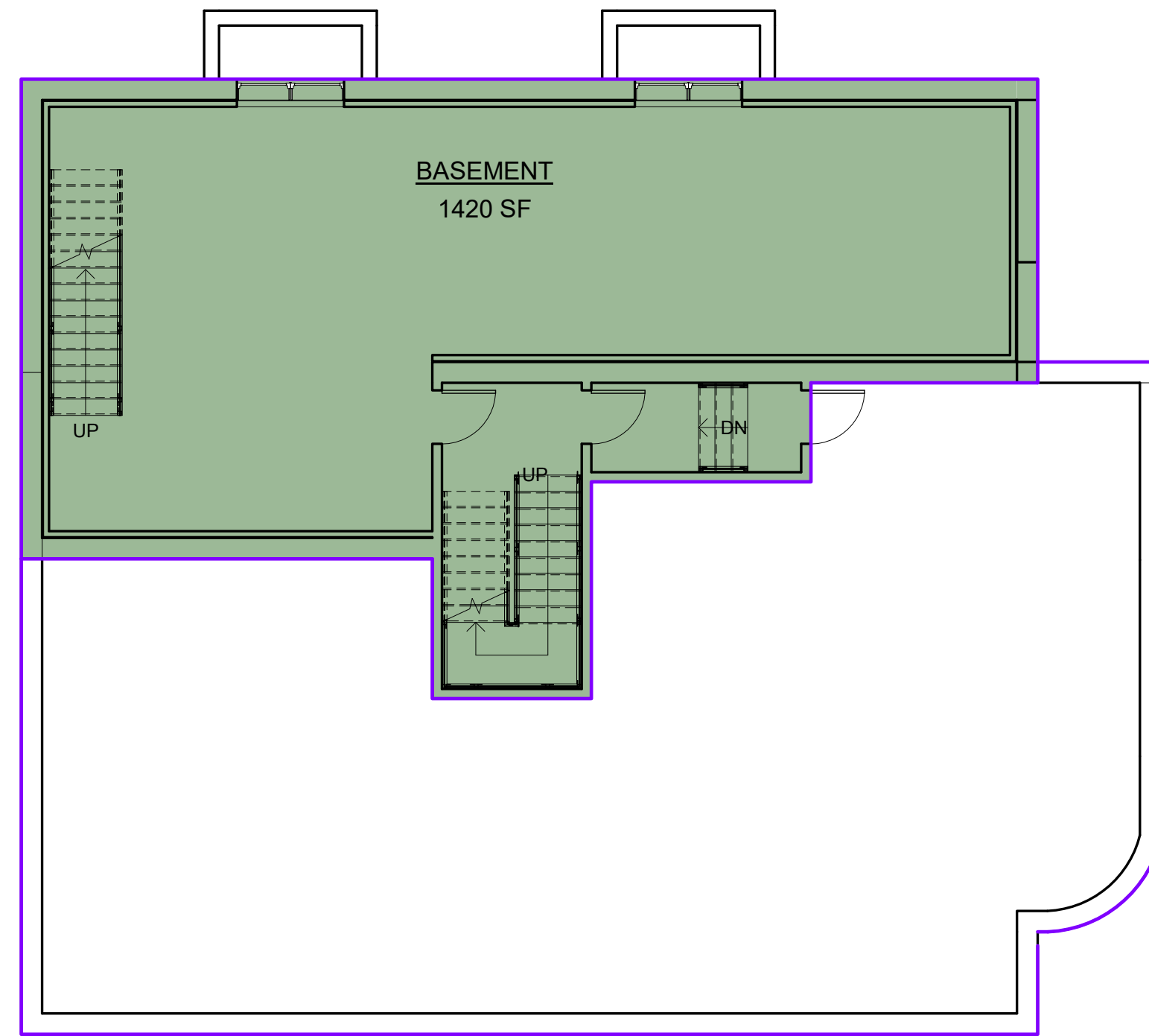
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ARCHITECTURAL SITE PLAN

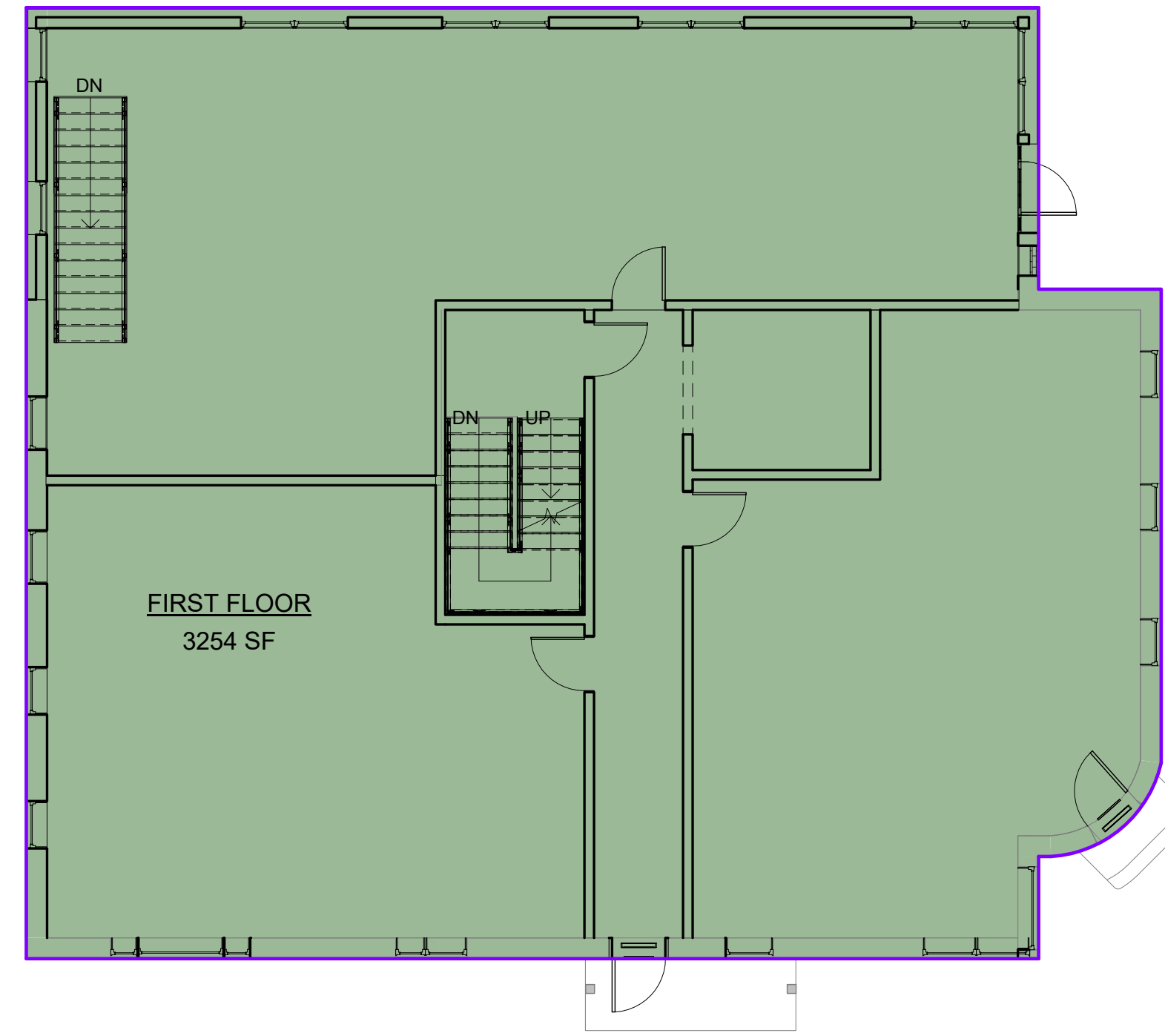
A-020

2161 MASS AVE RESIDENCES

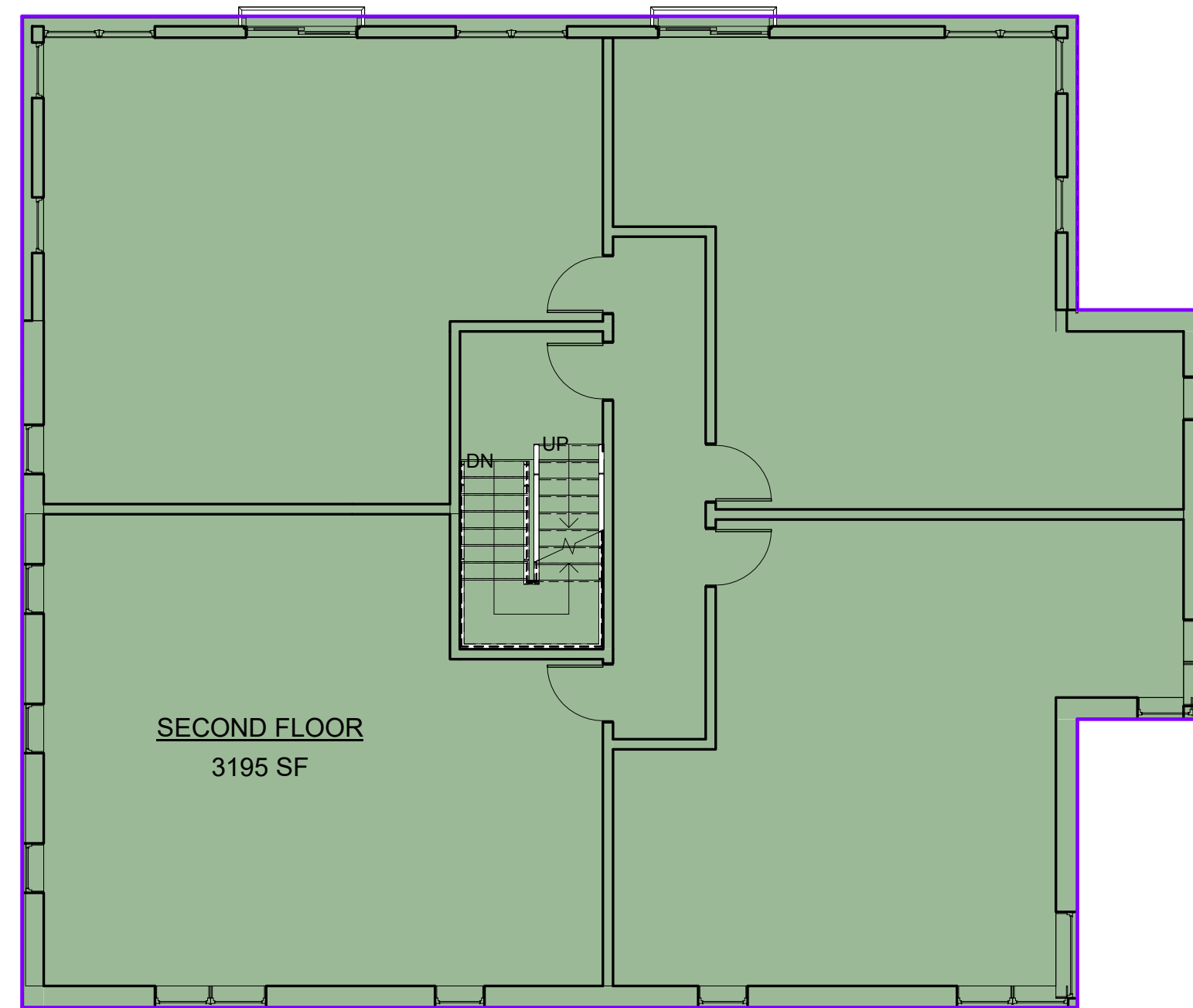
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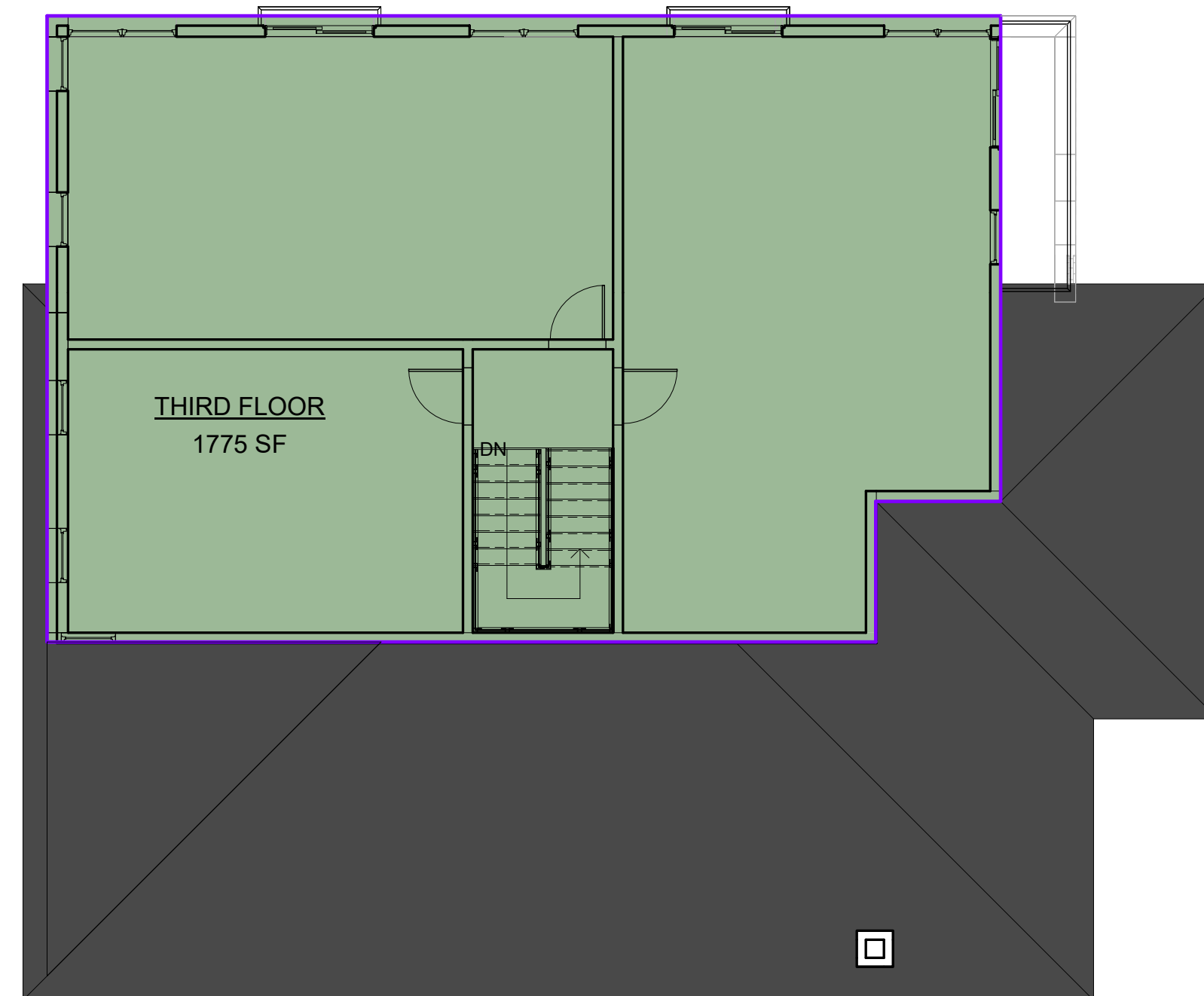
① 0 BASEMENT
1/8" = 1'-0"



② 1ST FLOOR
1/8" = 1'-0"



③ 2ND FLOOR
1/8" = 1'-0"



④ 3RD FLOOR
1/8" = 1'-0"

| GROSS BUILDING - PROPOSED | |
|---------------------------|------|
| Level | Area |

| | |
|------------|---------|
| 0 BASEMENT | 1420 SF |
| 1ST FLOOR | 3254 SF |
| 2ND FLOOR | 3195 SF |
| 3RD FLOOR | 1775 SF |
| | 9643 SF |

PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



KHALSA

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TELEPHONE: 617-591-8682

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| Date | 11/19/2021 |
| Drawn by | Author |
| Checked by | Checker |
| Scale | 1/8" = 1'-0" |

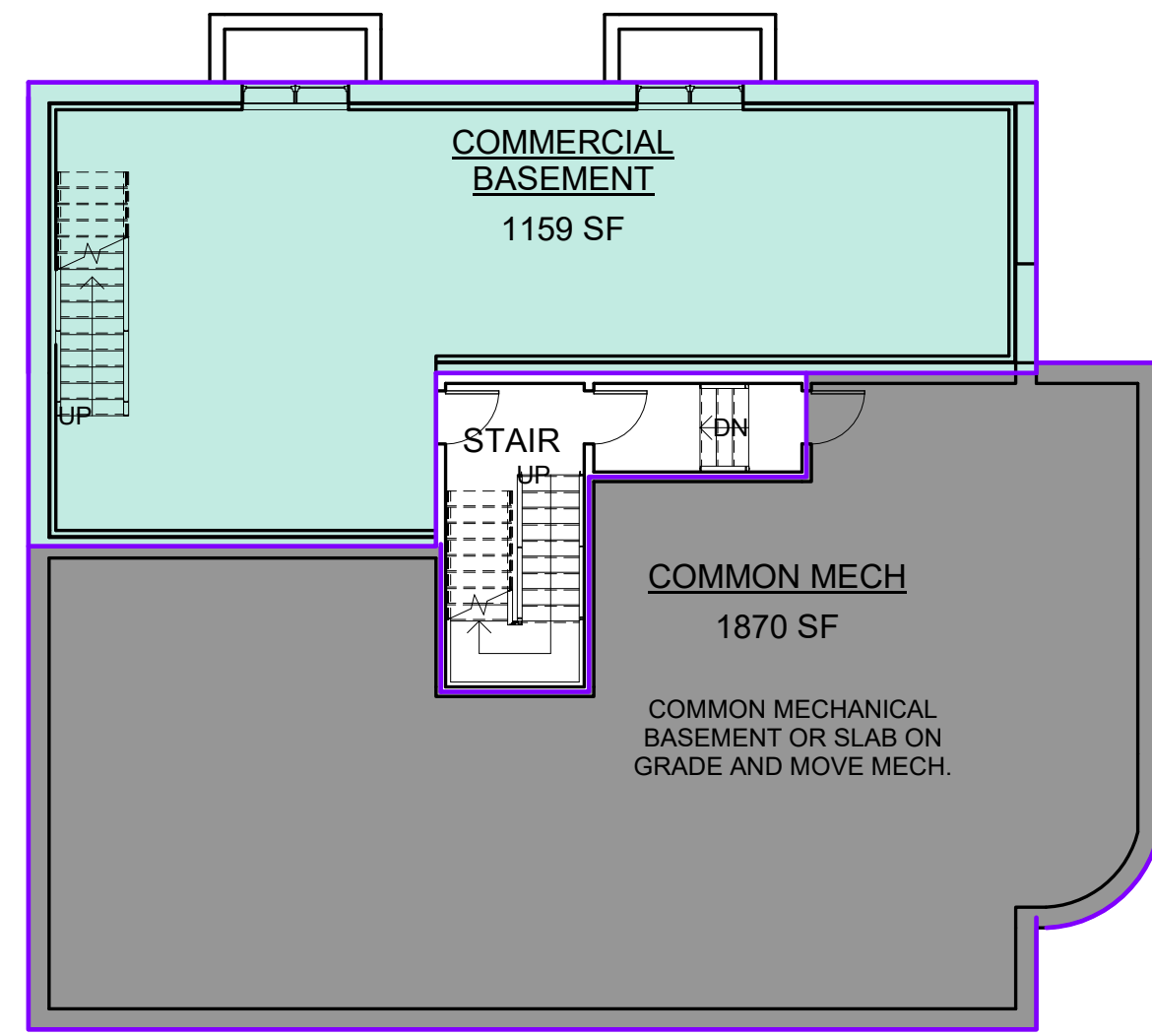
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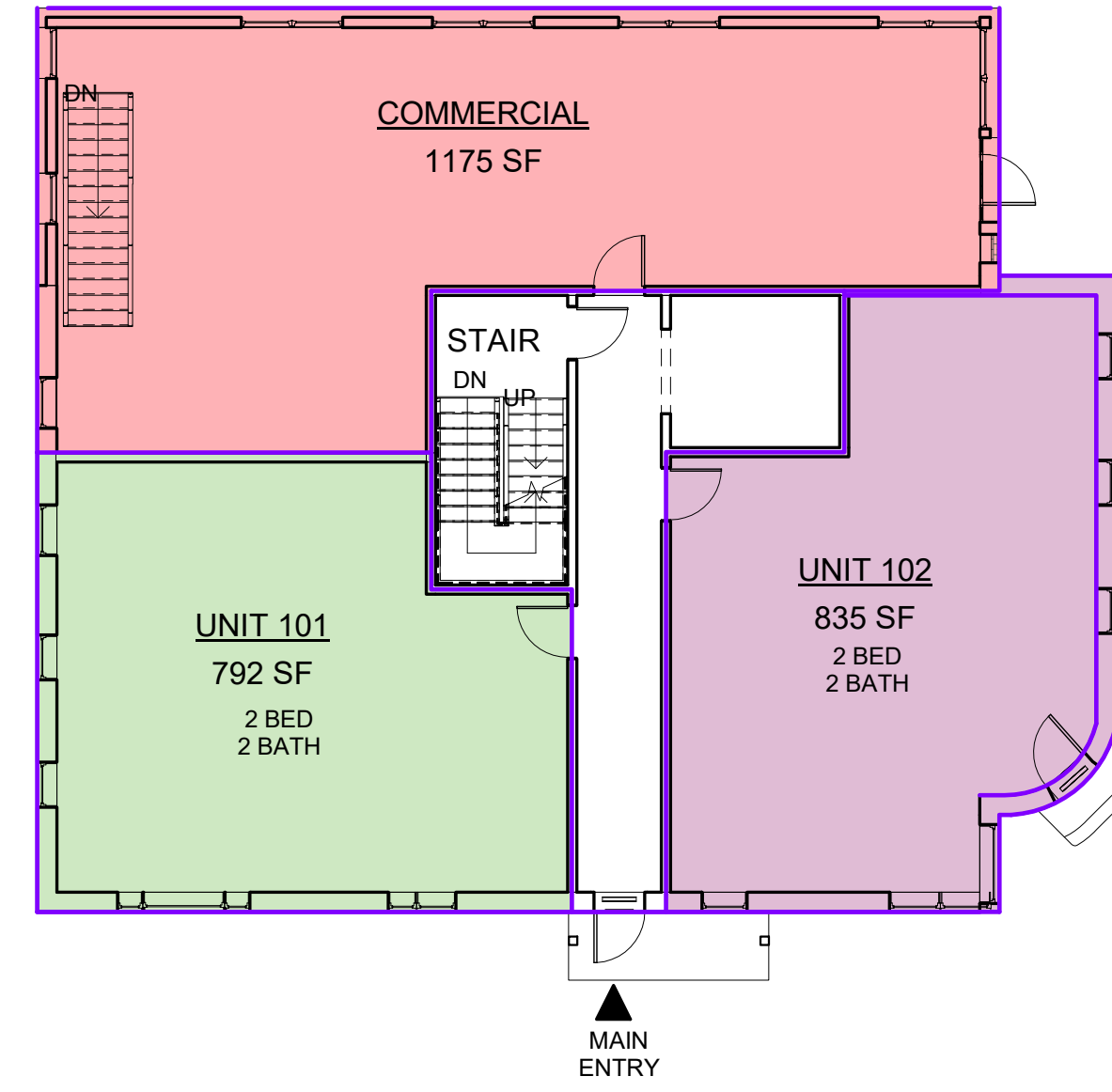
**GROSS AREA
PLANS**

A-021

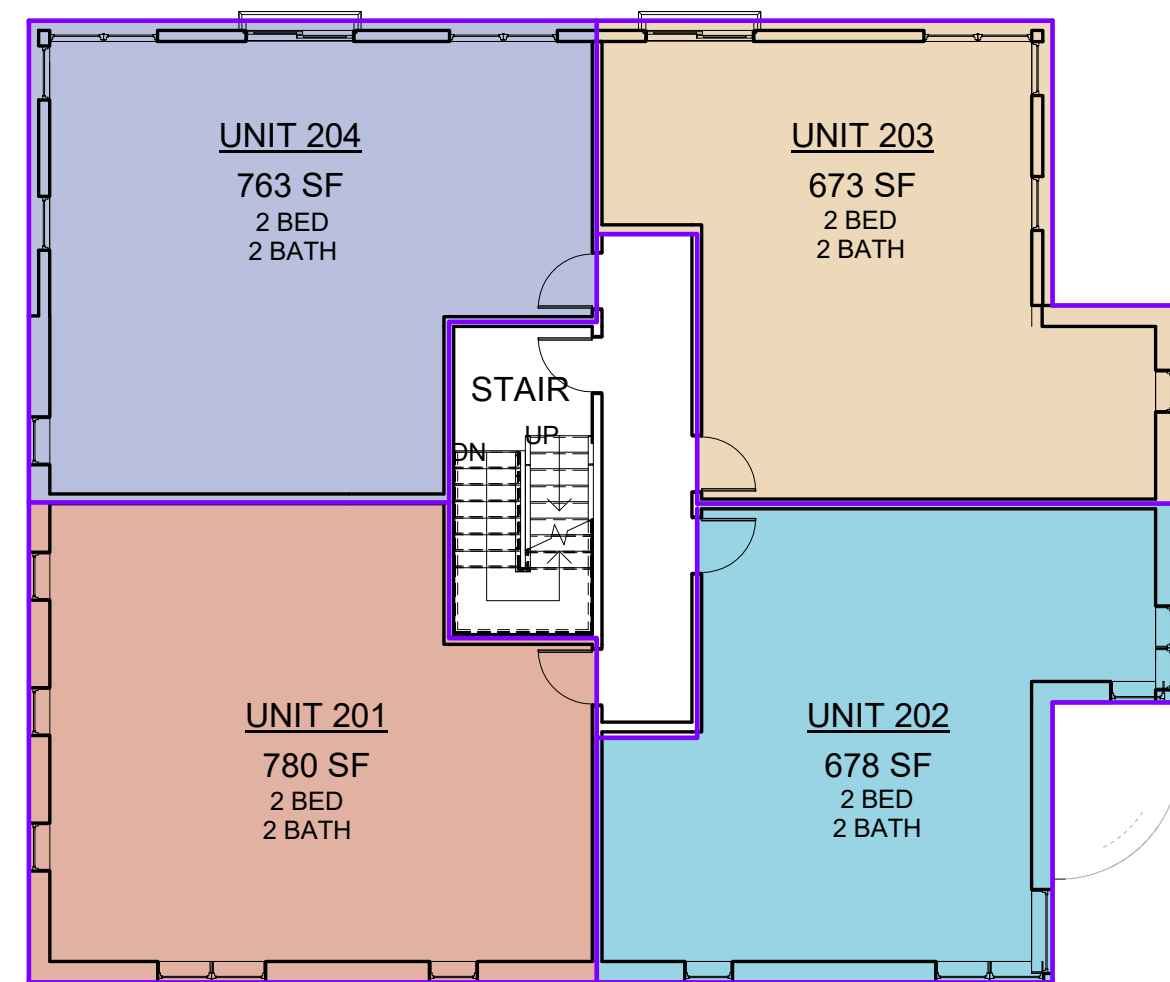
2161 MASS AVE RESIDENCES



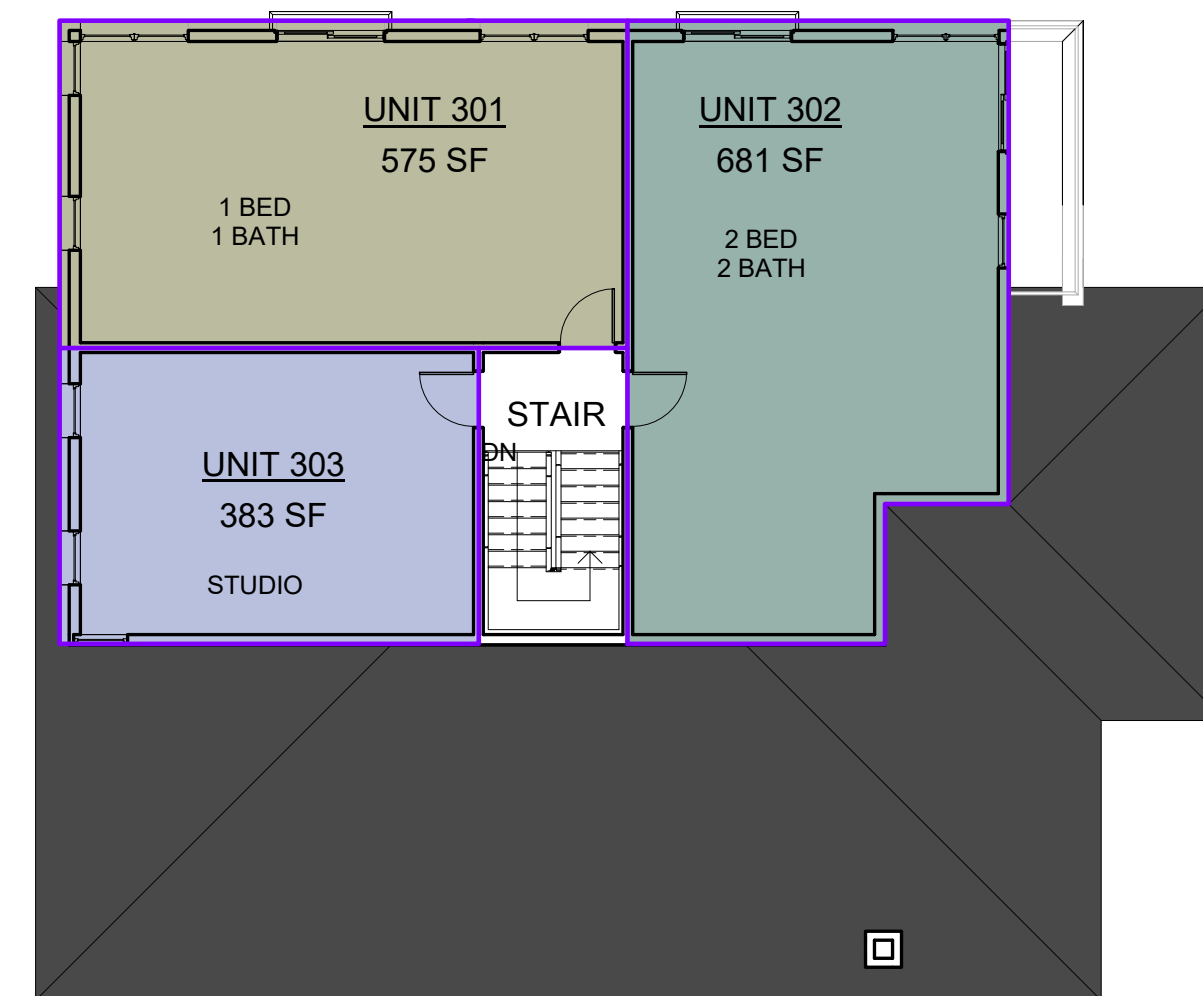
1 0 BASEMENT
3/32" = 1'-0"



2 1ST FLOOR
3/32" = 1'-0"



3 2ND FLOOR
3/32" = 1'-0"



4 3RD FLOOR
3/32" = 1'-0"

| UNIT AREAS | |
|---------------------|---------|
| Name | Area |
| COMMERCIAL | 1175 SF |
| COMMERCIAL BASEMENT | 1159 SF |
| UNIT 101 | 792 SF |
| UNIT 102 | 835 SF |
| UNIT 201 | 780 SF |
| UNIT 202 | 678 SF |
| UNIT 203 | 673 SF |
| UNIT 204 | 763 SF |
| UNIT 301 | 575 SF |
| UNIT 302 | 681 SF |
| UNIT 303 | 383 SF |
| | 8495 SF |

PROJECT NAME

2161 MASS AVE RESIDENCES

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



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TELEPHONE: 617-591-8682

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Scale 3/32" = 1'-0"

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UNIT AREAS

A-022

2161 MASS AVE RESIDENCES

PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



KHALSA

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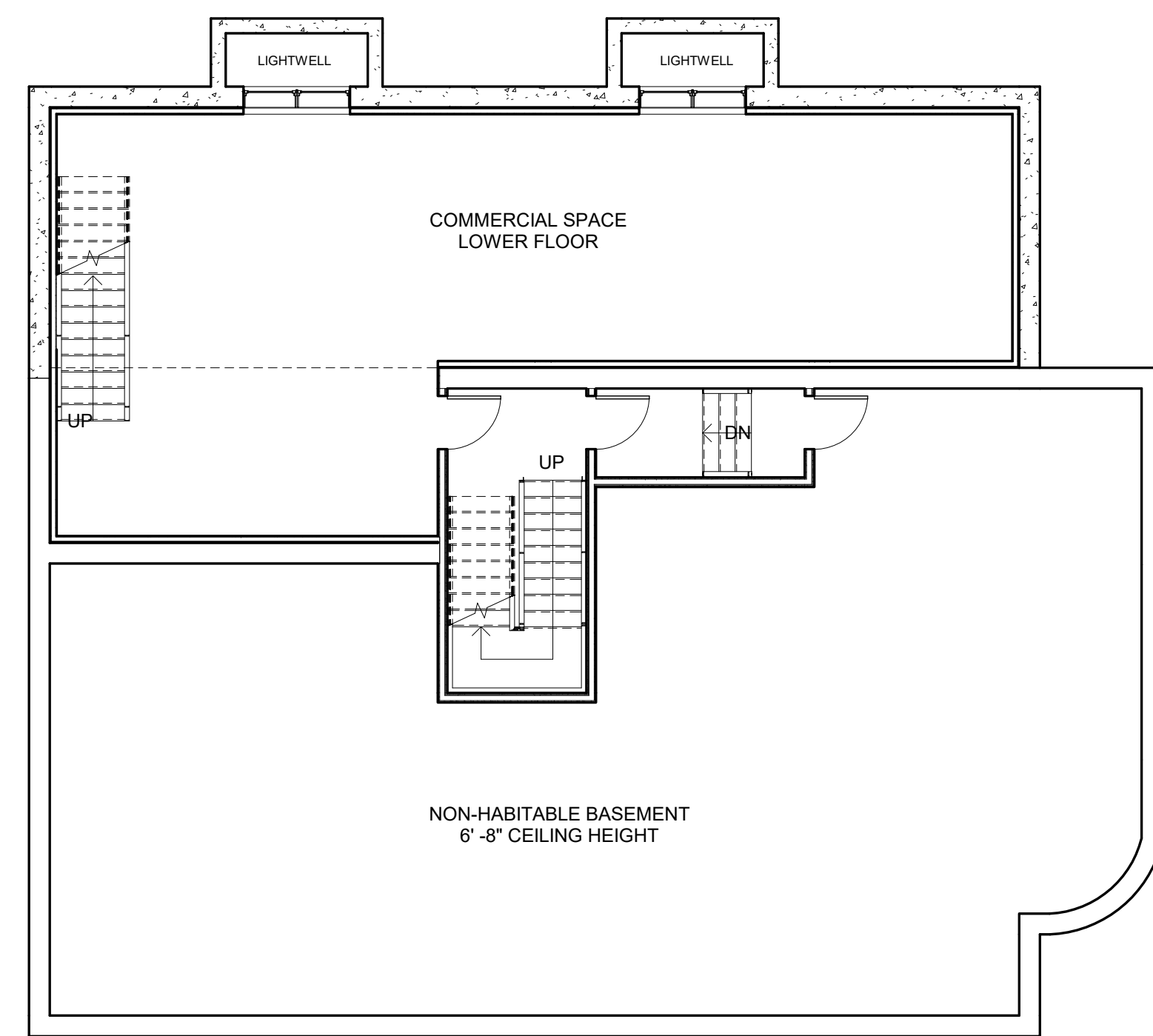
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FLOOR PLANS

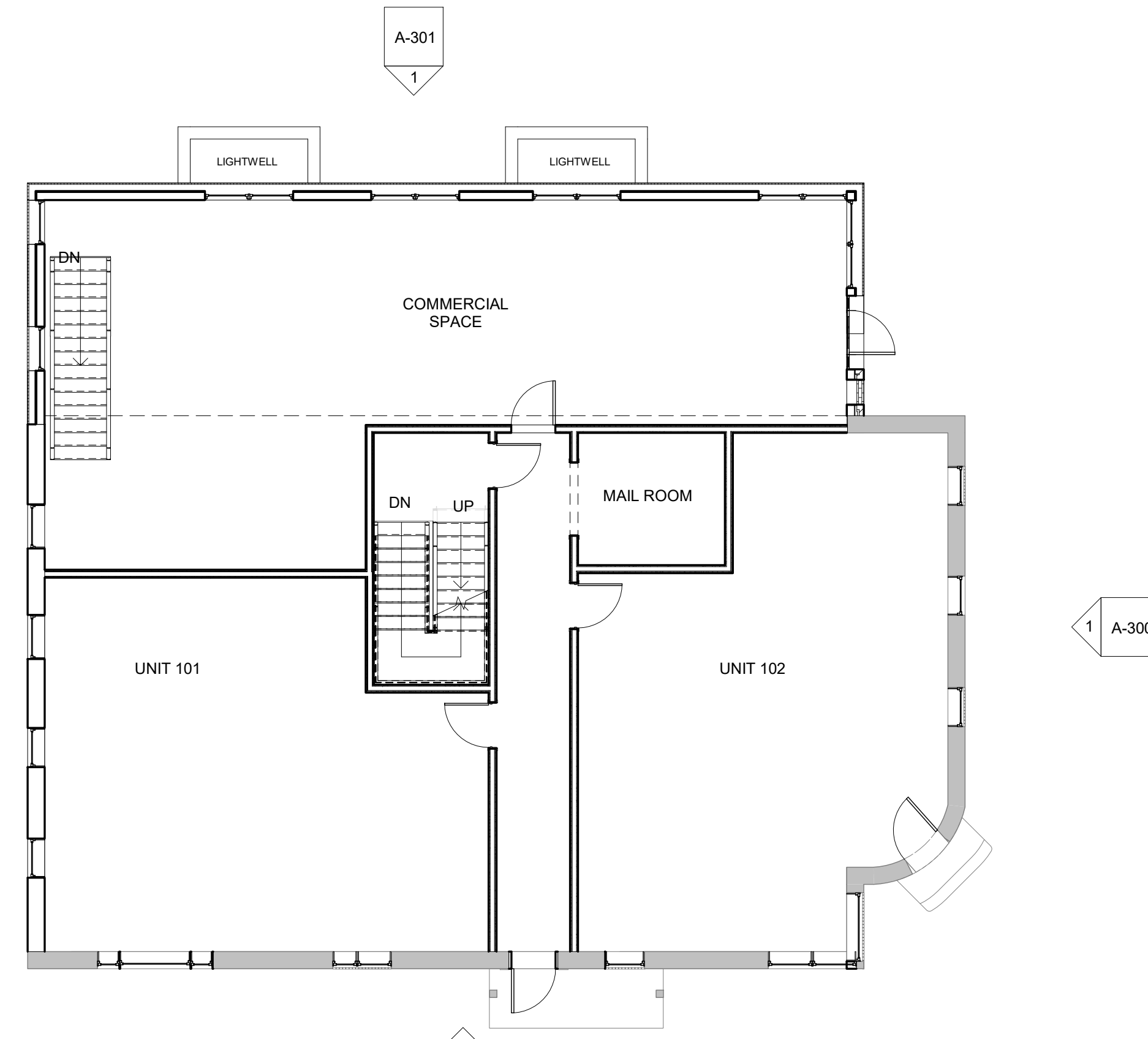
A-100

2161 MASS AVE RESIDENCES

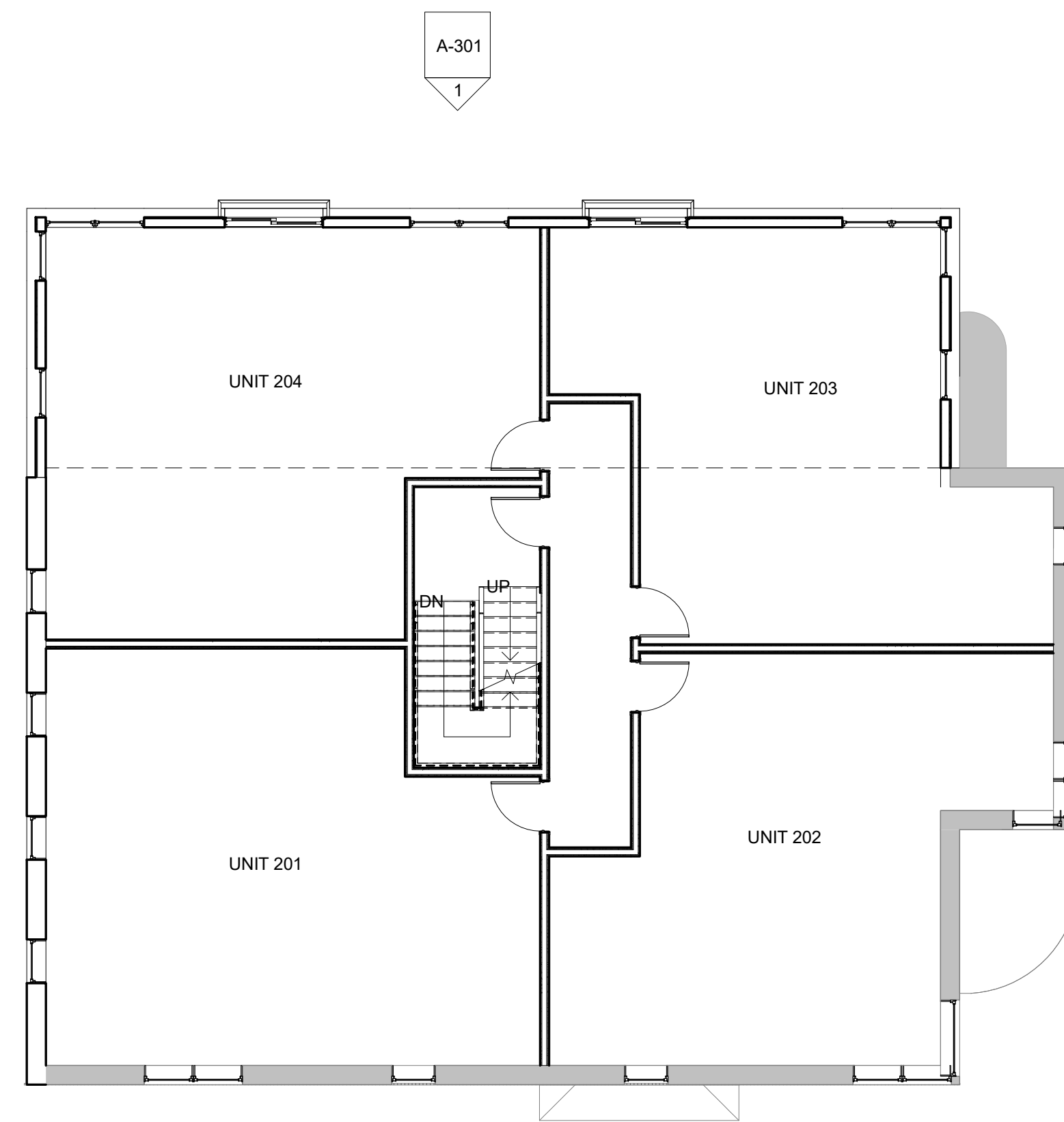
| UNIT AREAS | |
|---------------------|---------|
| Name | Area |
| COMMERCIAL | 1175 SF |
| COMMERCIAL BASEMENT | 1159 SF |
| UNIT 101 | 792 SF |
| UNIT 102 | 835 SF |
| UNIT 201 | 780 SF |
| UNIT 202 | 678 SF |
| UNIT 203 | 673 SF |
| UNIT 204 | 763 SF |
| UNIT 301 | 575 SF |
| UNIT 302 | 681 SF |
| UNIT 303 | 383 SF |
| | 8495 SF |



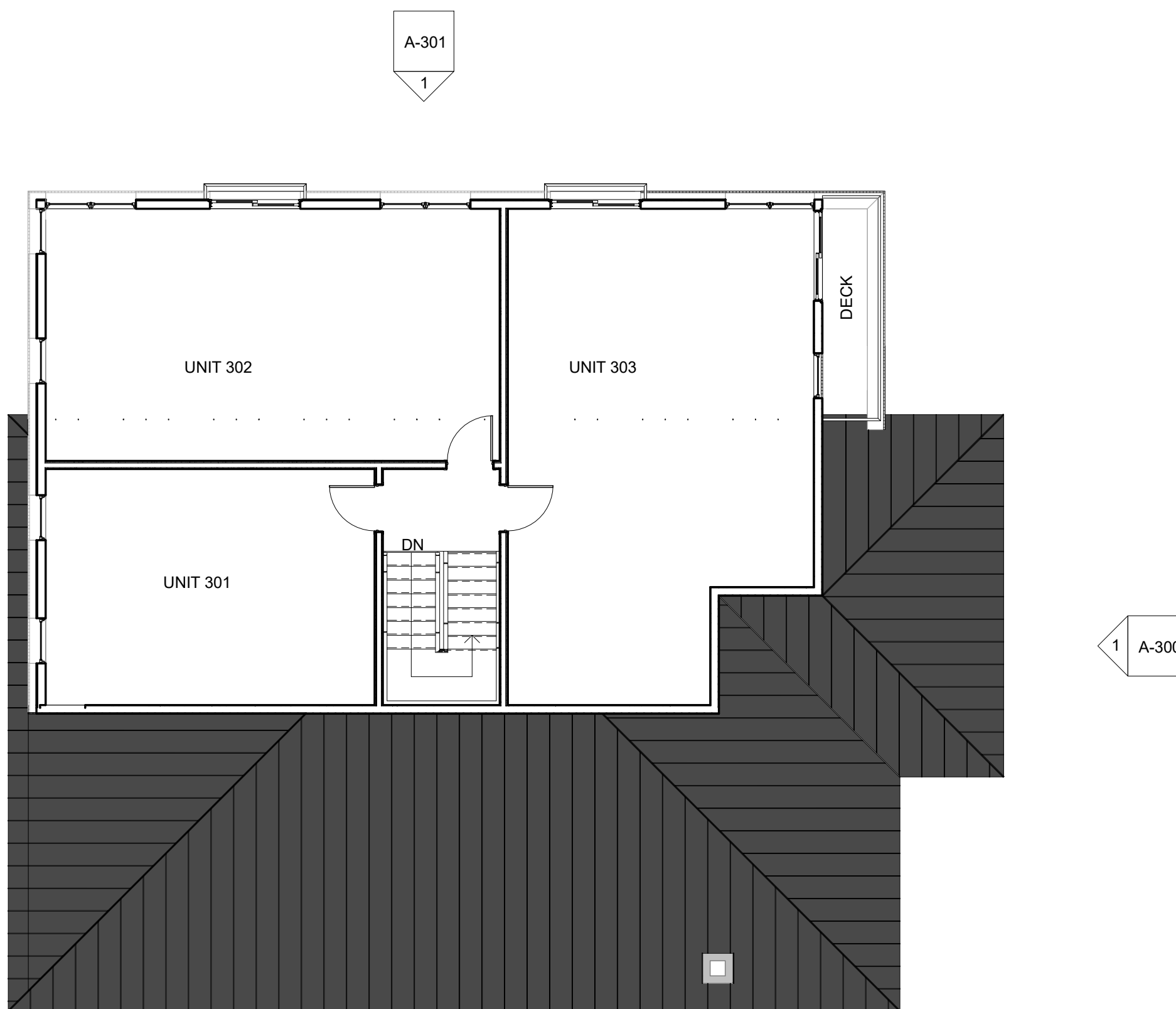
① 0 BASEMENT
1/8" = 1'-0"



② 1ST FLOOR
1/8" = 1'-0"



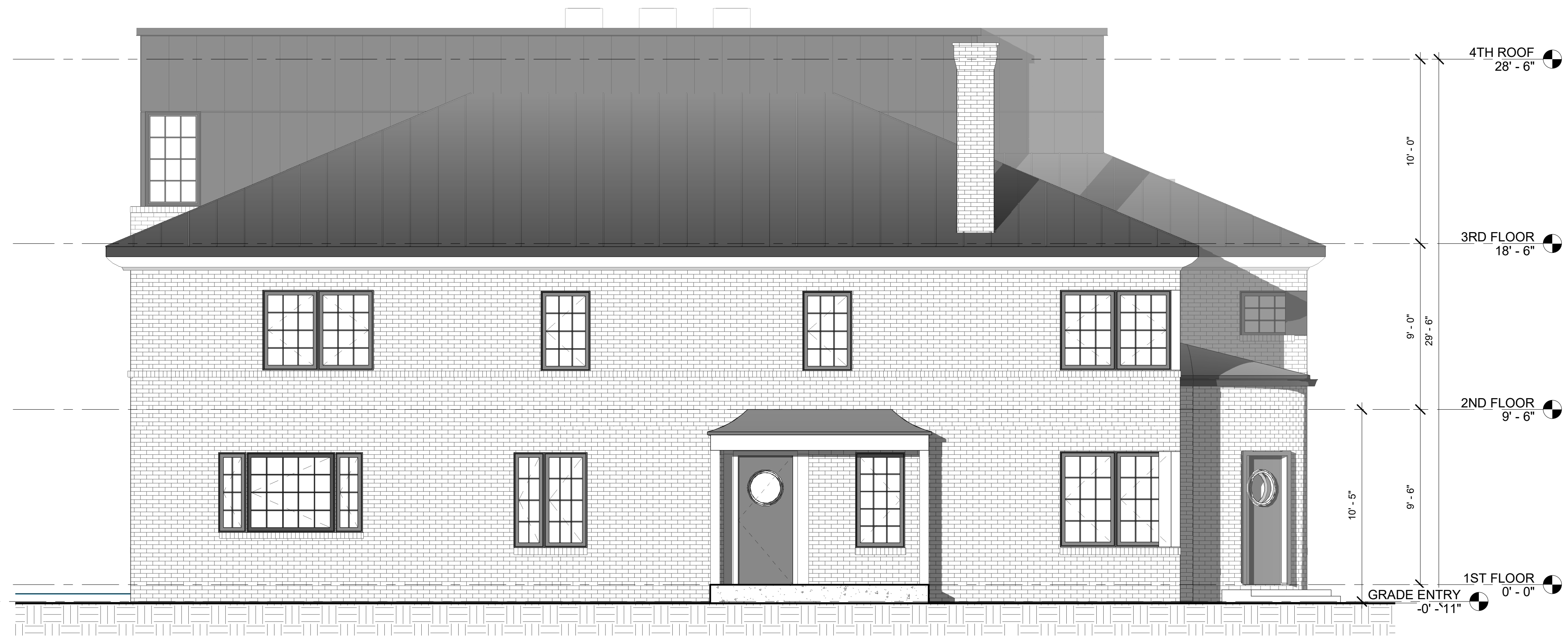
③ 2ND FLOOR
1/8" = 1'-0"



④ 3RD FLOOR
1/8" = 1'-0"



① SOUTH WEST ELEVATION
1/4" = 1'-0"



② NORTH WEST ELEVATION
1/4" = 1'-0"

PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



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**EAST & SOUTH
ELEVATIONS**

A-300

2161 MASS AVE RESIDENCES



① SOUTH EAST ELEVATION
1/4" = 1'-0"



② NORTH EAST ELEVATION
1/4" = 1'-0"

PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



KHALSA

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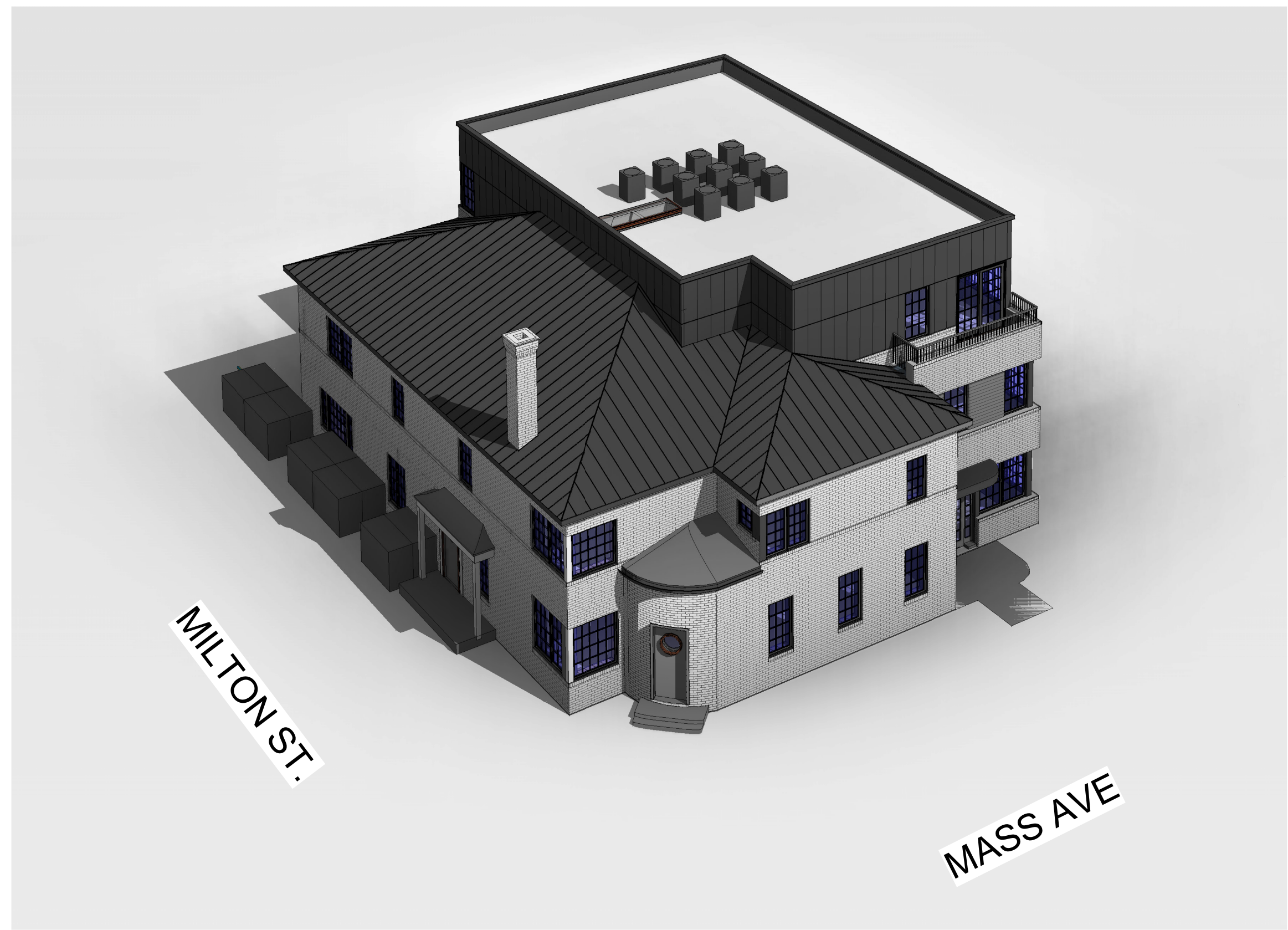
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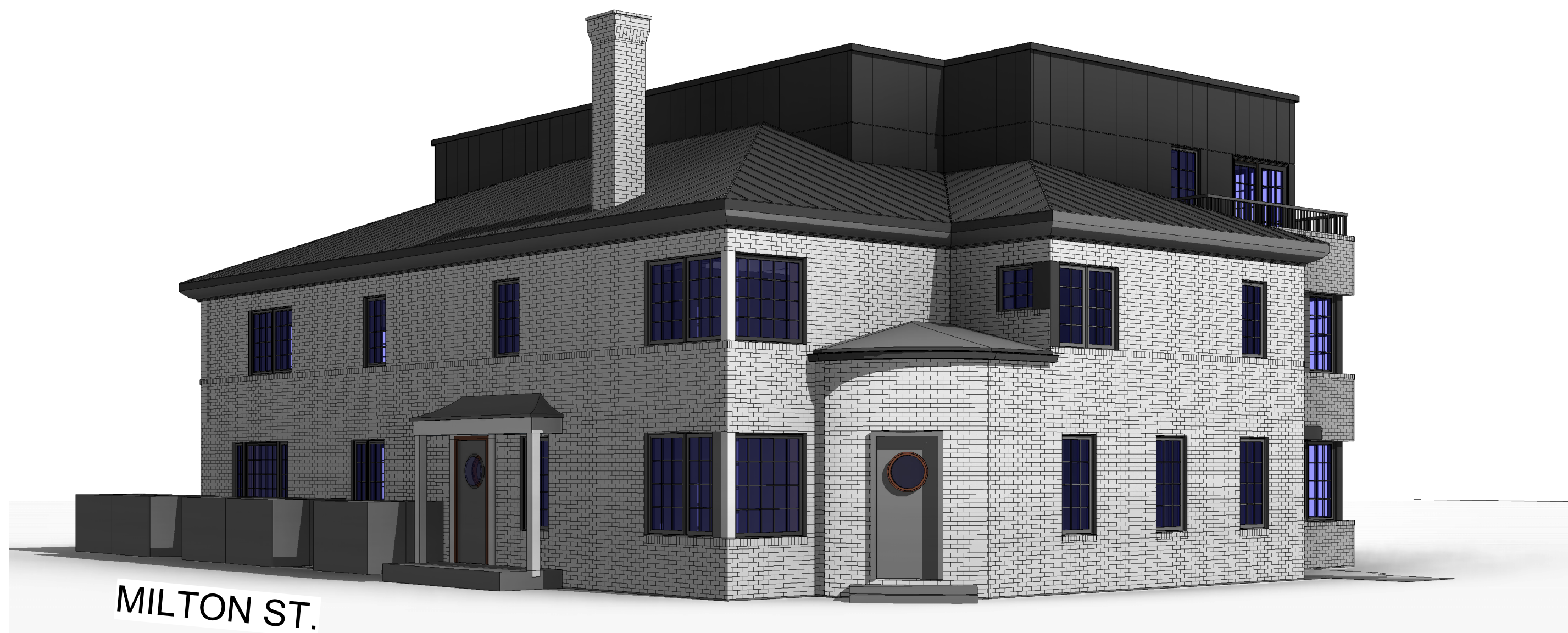
**NORTH & WEST
ELEVATIONS**

A-301

2161 MASS AVE RESIDENCES



5 Birds Eye



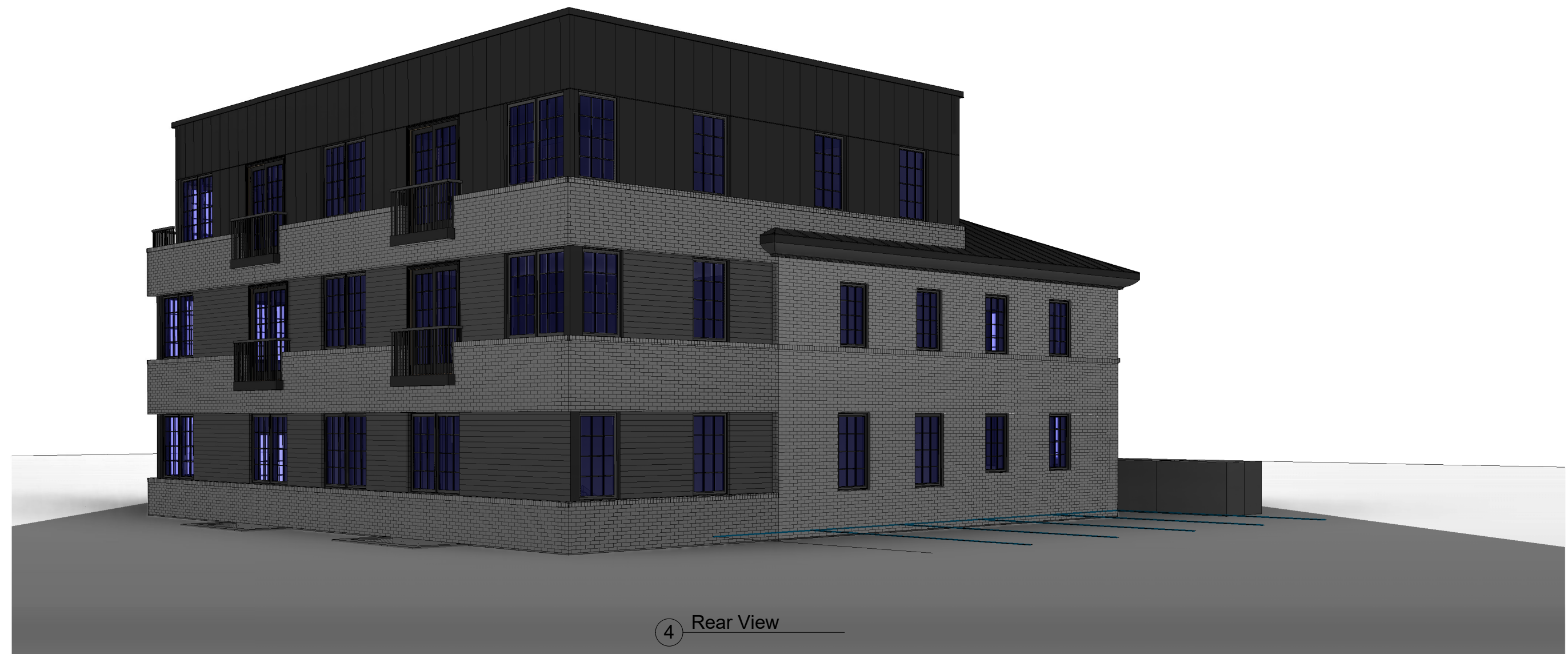
1 Mass Ave & Milton St. View



2 Mass Ave. View



3 Milton St. View



4 Rear View

PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



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PERSPECTIVES

AV-1

2161 MASS AVE RESIDENCES



PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



KHALSA

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**MILTON & MASS
AVE CORNER
RENDERING**

AV-2

2161 MASS AVE RESIDENCES

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PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



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SOMERVILLE, MA 02143
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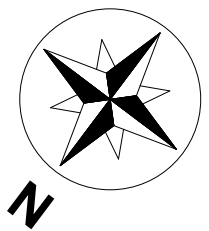
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**MASS AVE.
RENDERING**

AV-3

2161 MASS AVE RESIDENCES



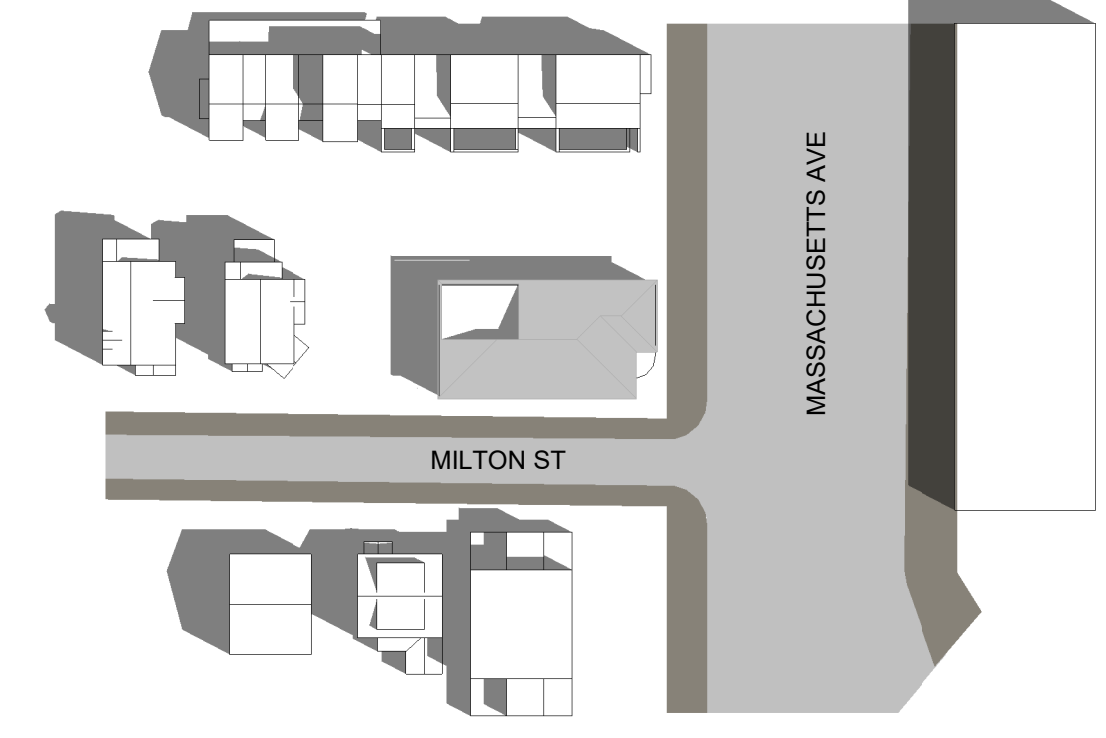
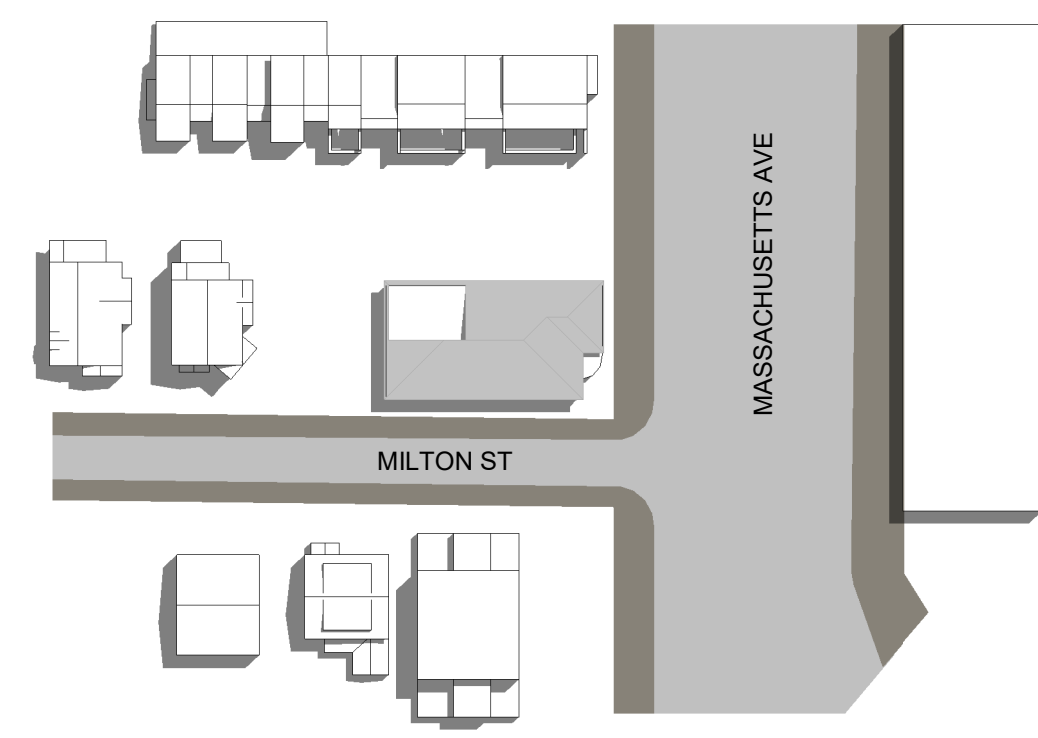
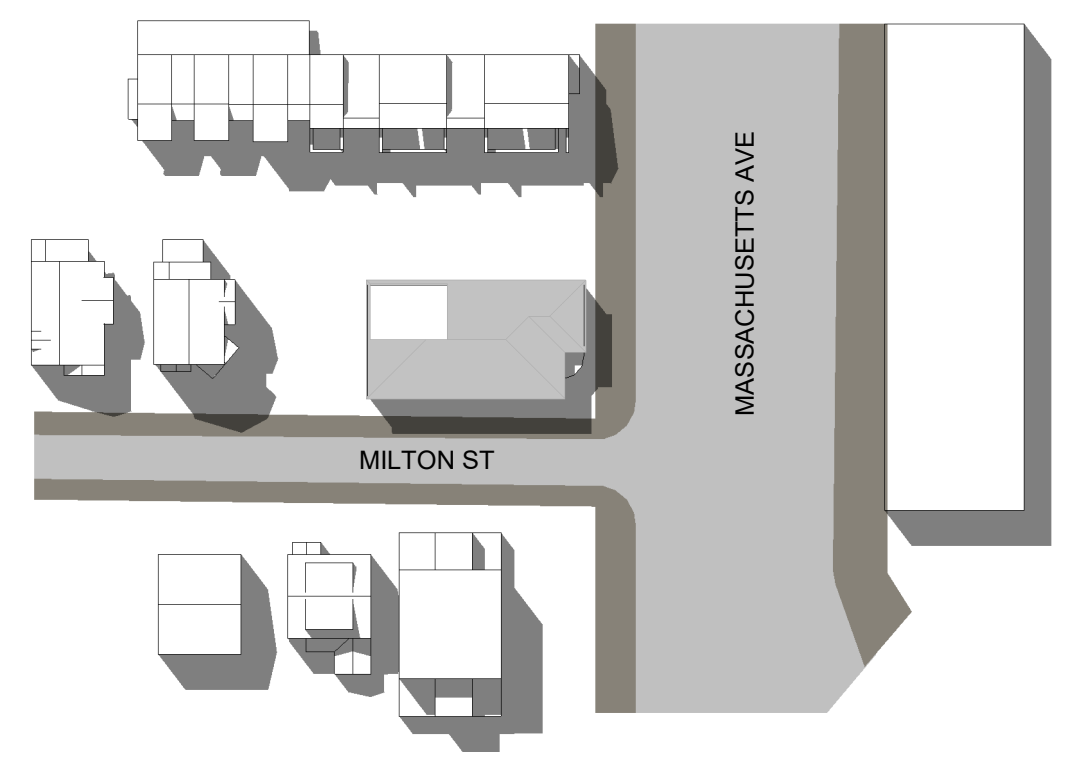
MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

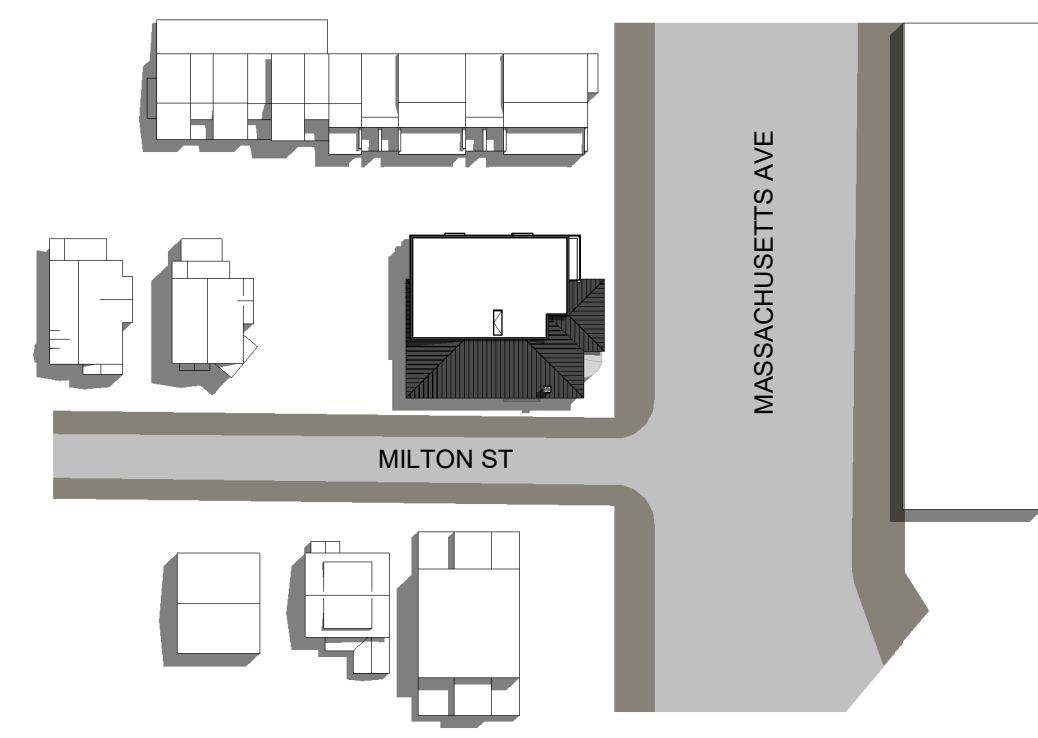
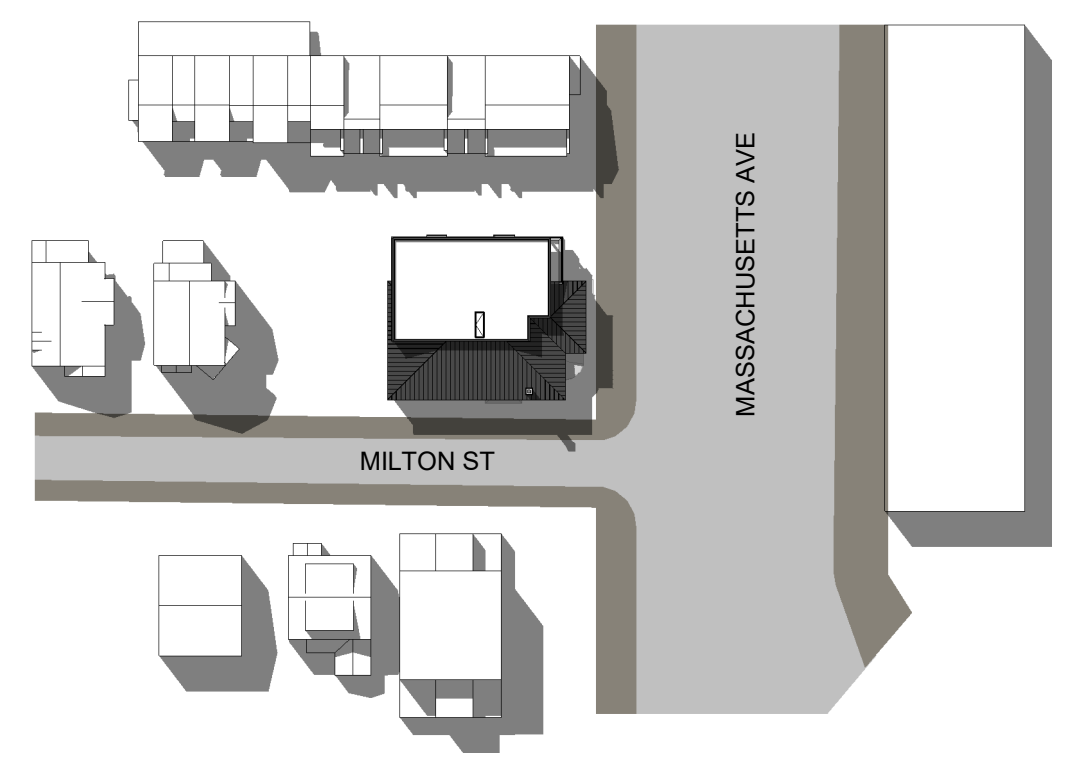
AFTERNOON (3PM - 4 PM)

SUMMER SOLSTICE

EXISTING CONDITION



PROPOSED CONDITION



PROJECT NAME

**2161 MASS AVE
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



KHALSA

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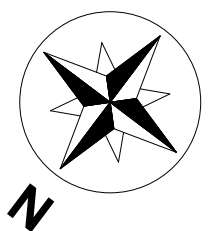
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SHADOW STUDY

AV-4

2161 MASS AVE RESIDENCES



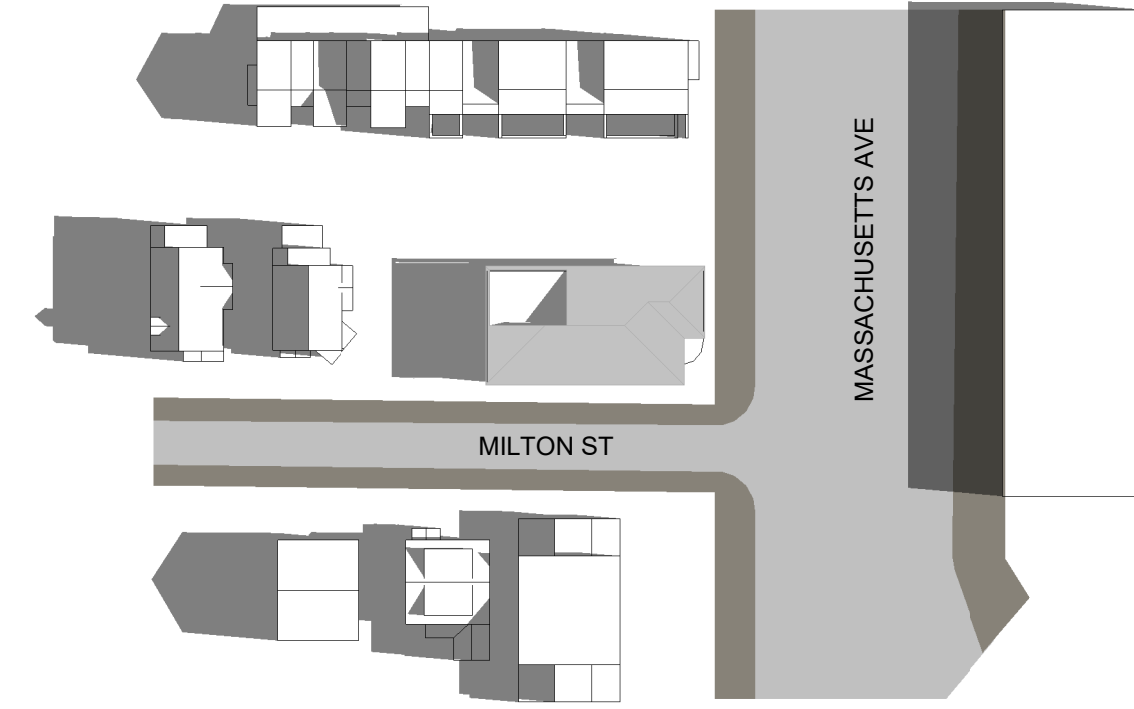
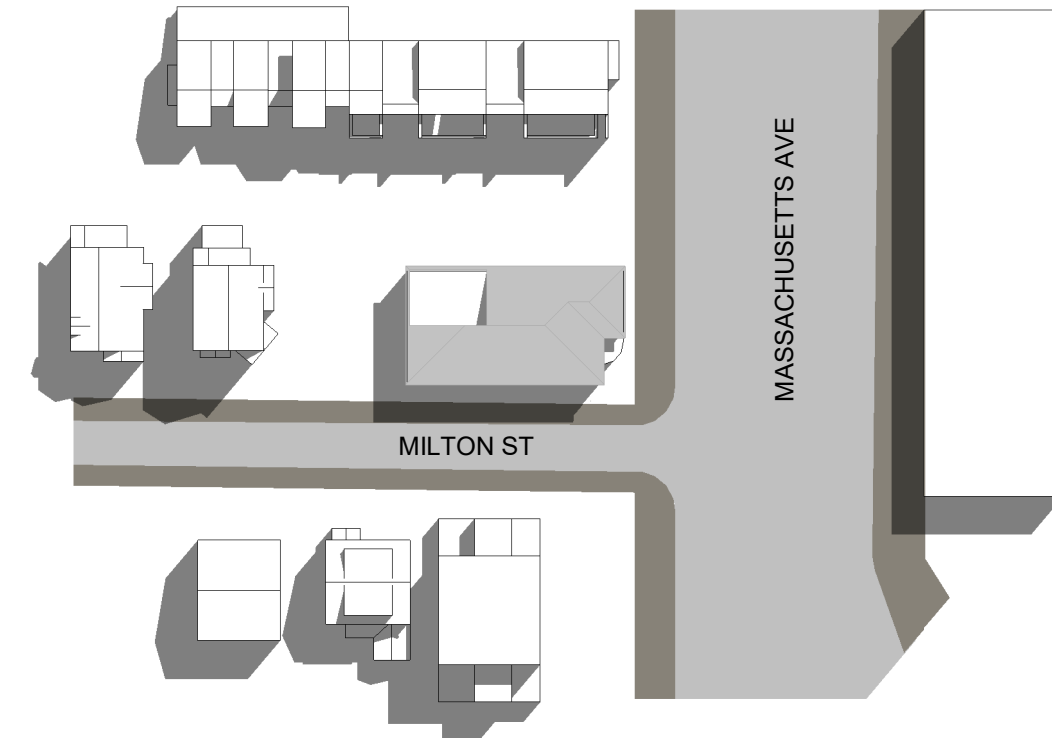
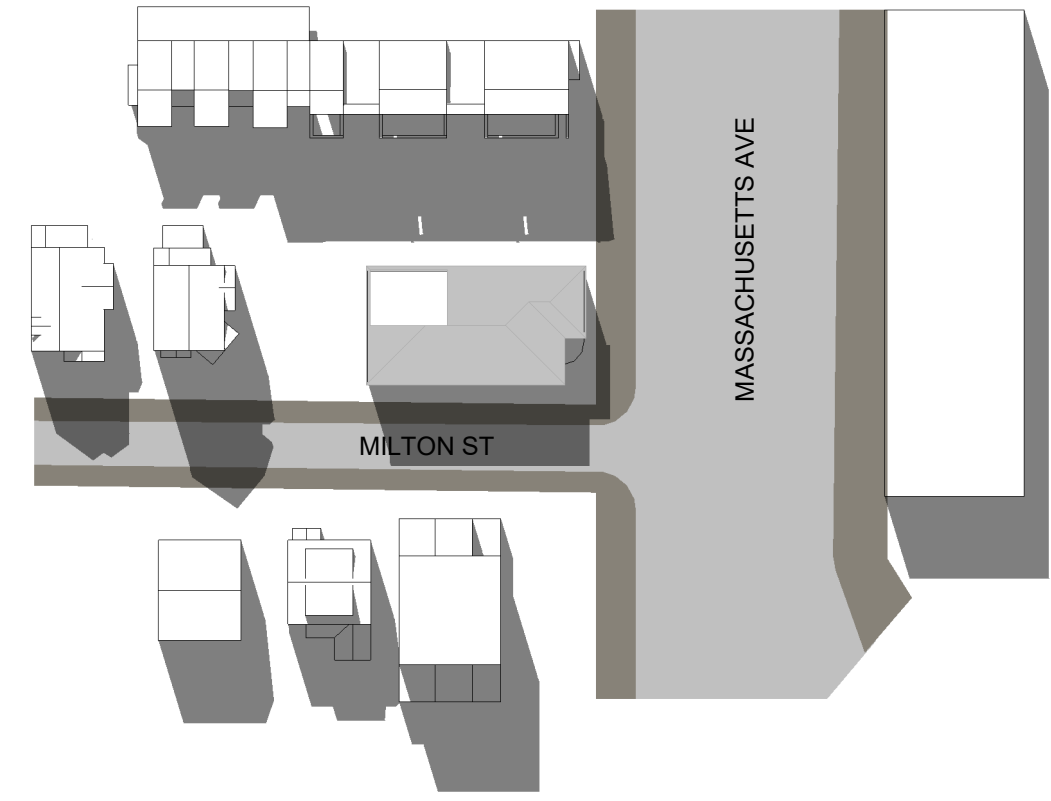
MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

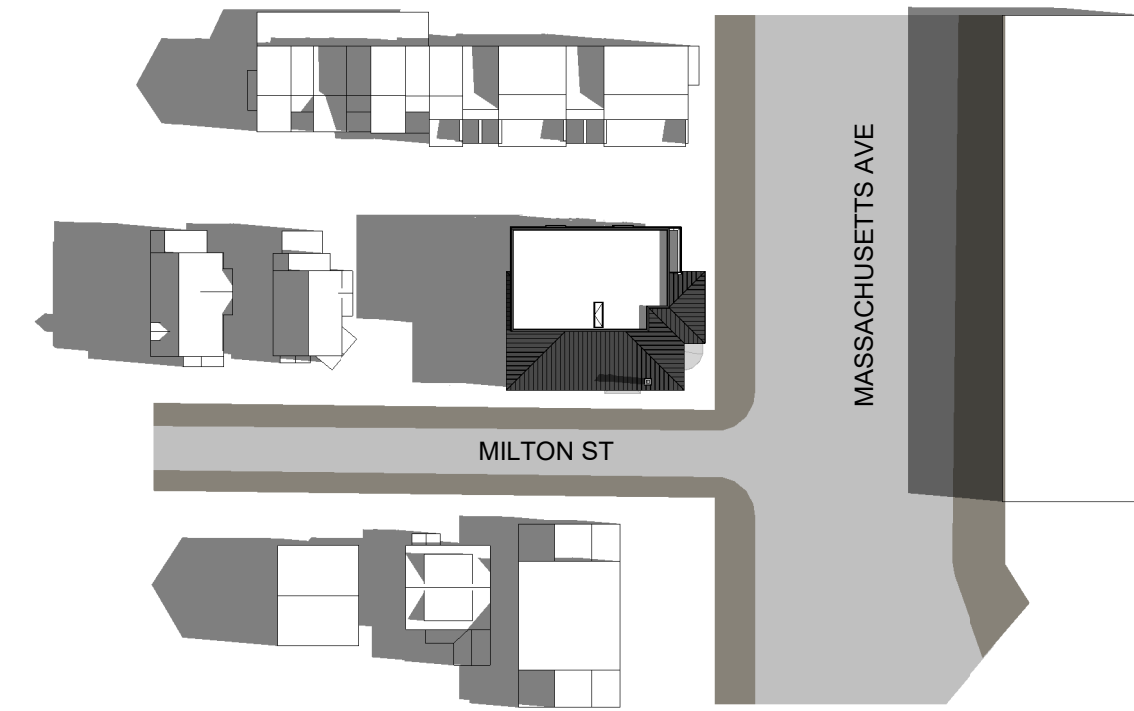
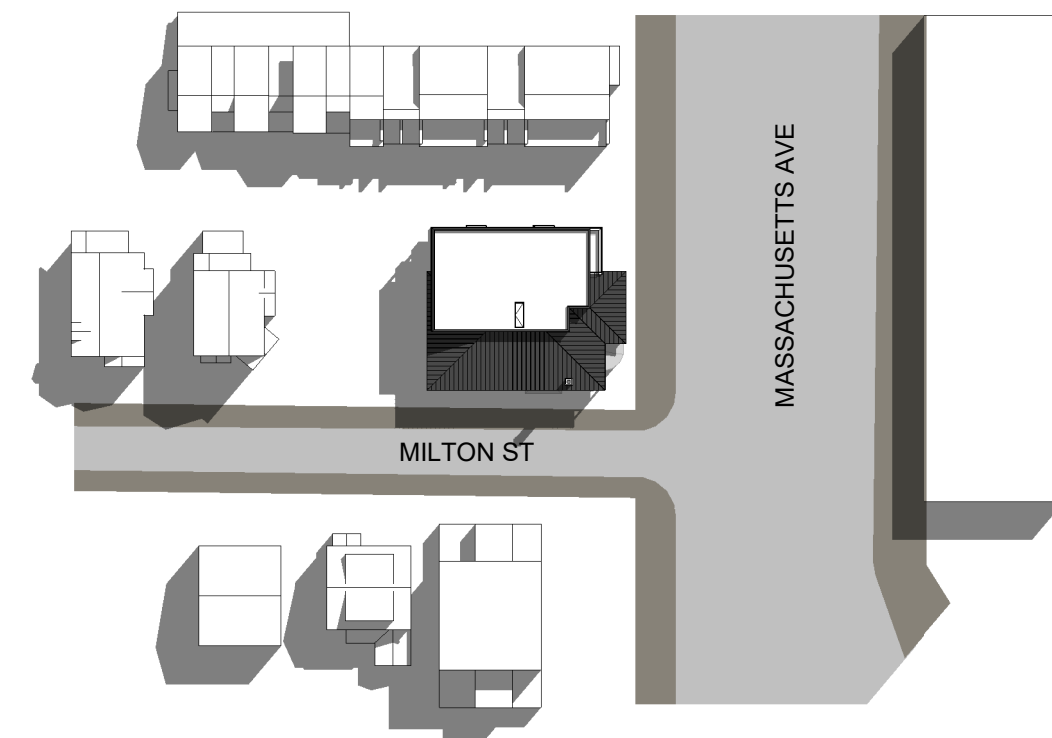
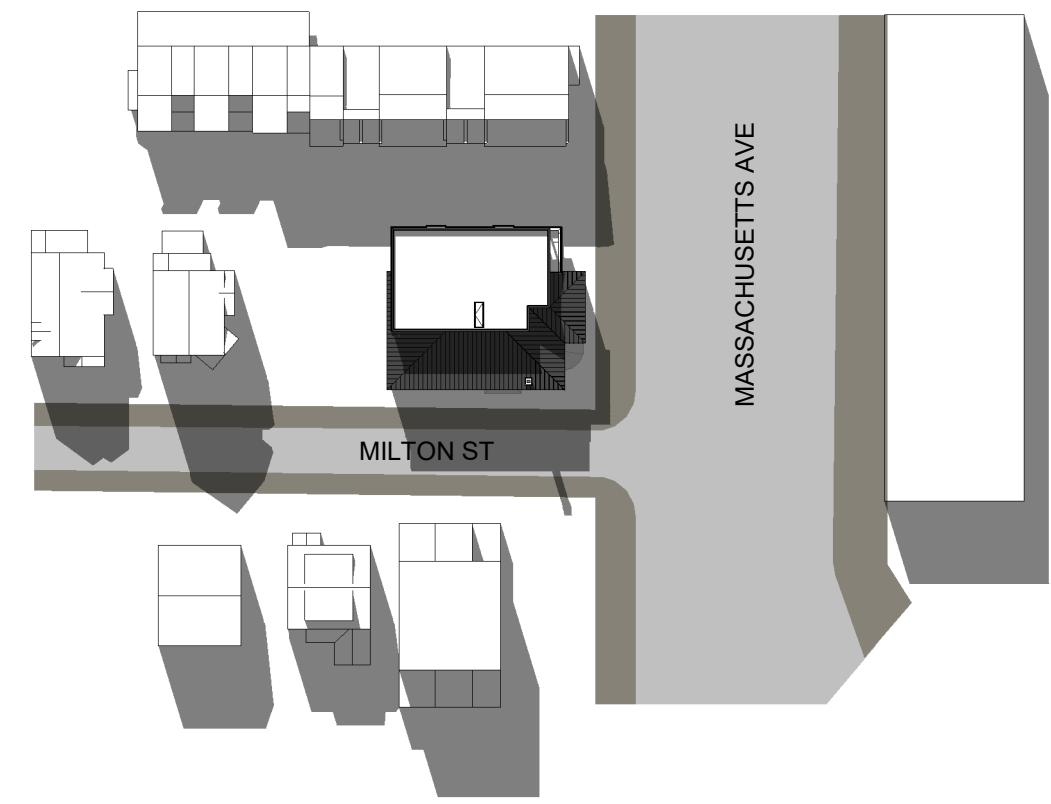
AFTERNOON (3PM - 4 PM)

SPRING / FALL EQUINOX

EXISTING CONDITION



PROPOSED CONDITION



PROJECT NAME

2161 MASS AVE RESIDENCES

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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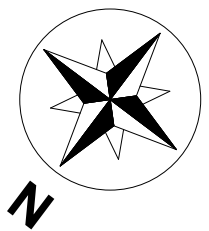
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SHADOW STUDY

AV-5

2161 MASS AVE RESIDENCES



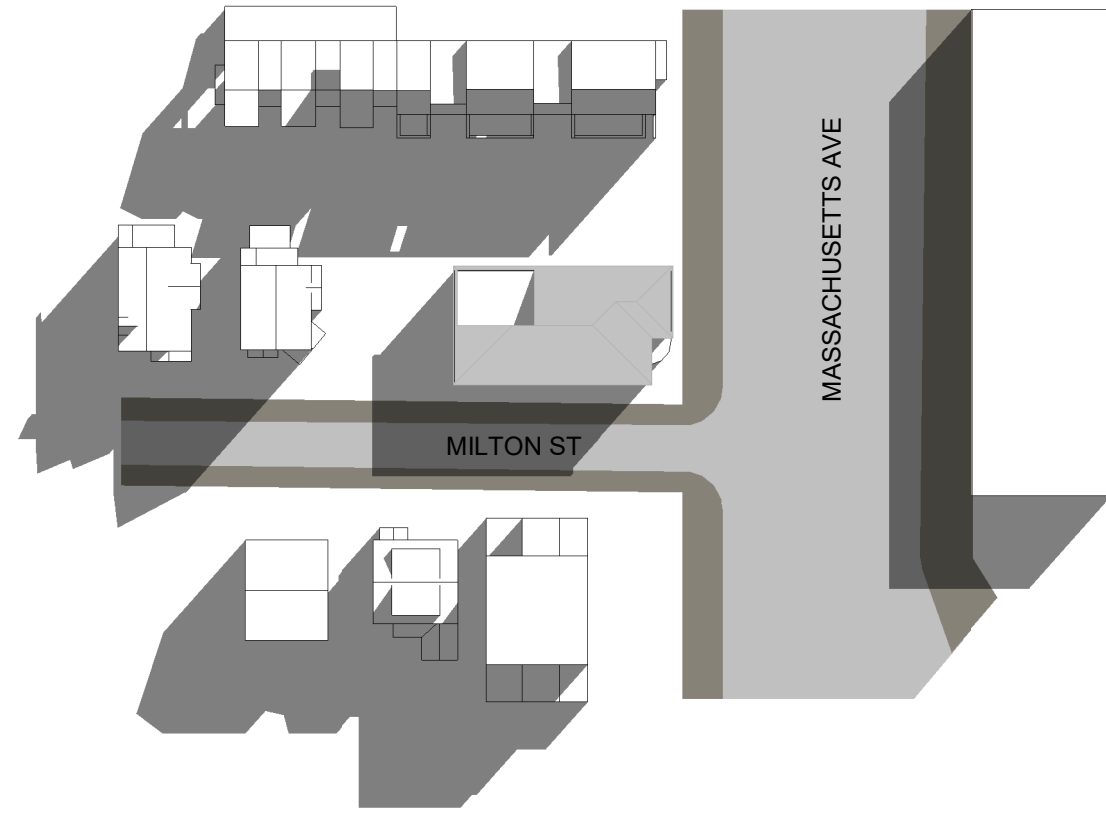
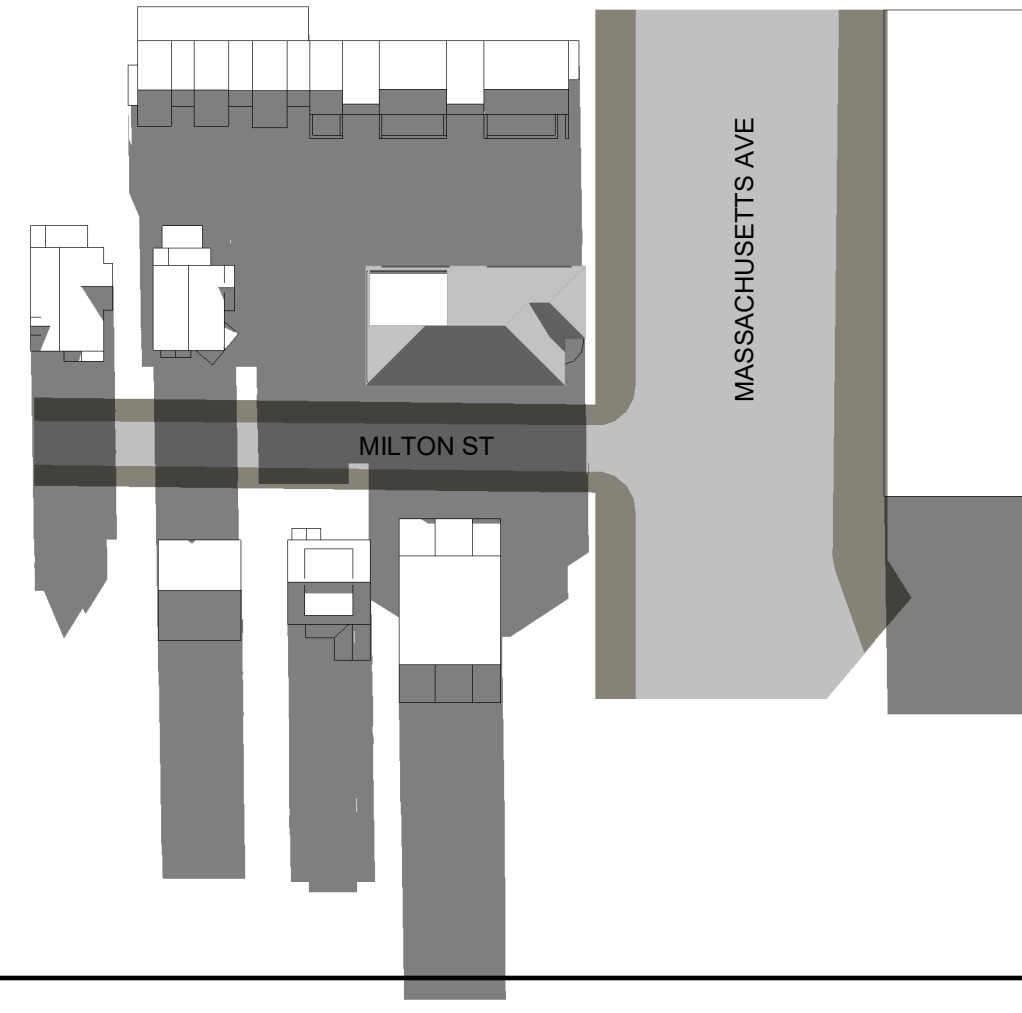
MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

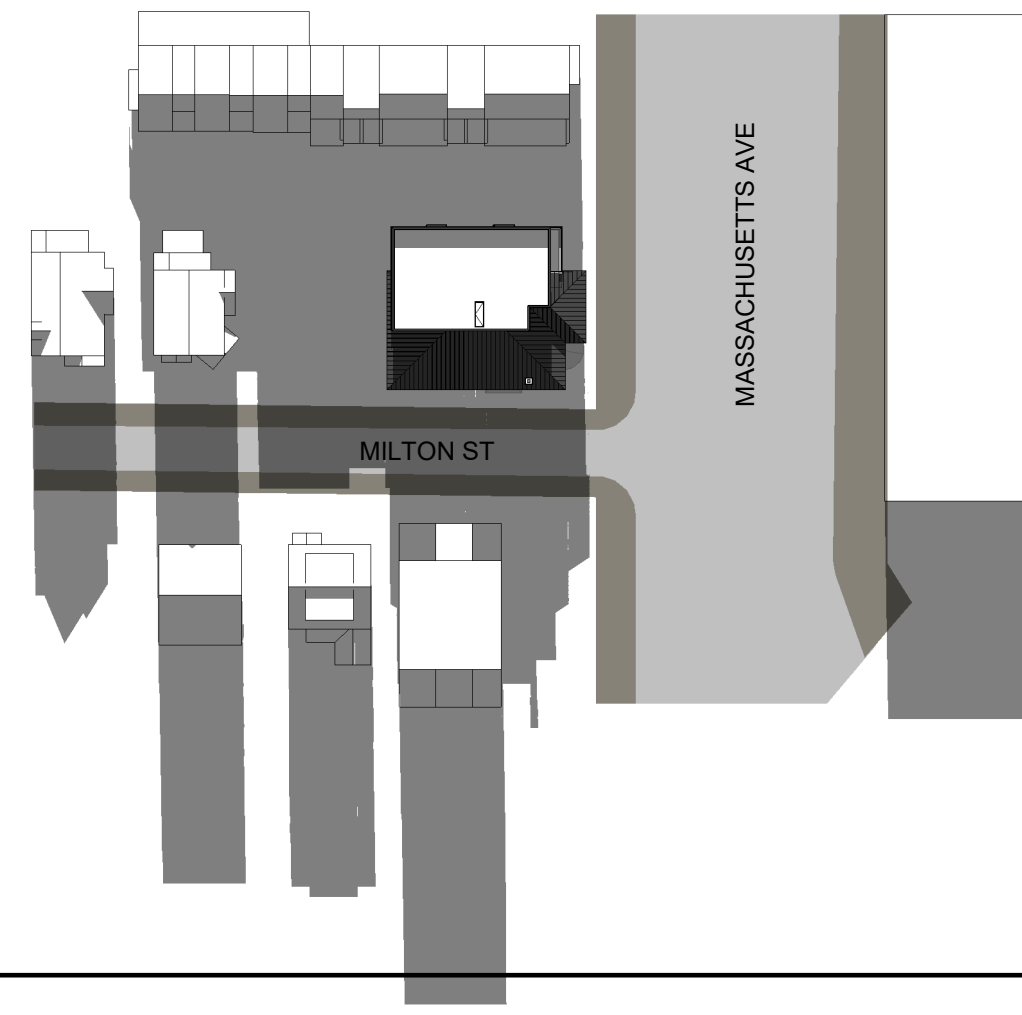
AFTERNOON (3PM - 4 PM)

WINTER SOLSTICE

EXISTING CONDITION



PROPOSED CONDITION



PROJECT NAME

2161 MASS AVE RESIDENCES

PROJECT ADDRESS

2161 MASS AVE
CAMBRIDGE, MA

CLIENT

NELSON OLIVEIRA

ARCHITECT



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SHADOW STUDY

AV-6

2161 MASS AVE RESIDENCES